



A well designed one bedroom apartment with a private entrance

**Rochester Road, Camden, London, NW1**

Guide price £400,000 Leasehold (107 years remaining)



•**Wooden flooring • Fully fitted kitchen • Opposite Rochester Terrace Gardens • Heating and hot water included• Garage rental by separate negotiations**

#### **Local Information**

Situated in the Rochester conservation area, Rochester Road is one of Camden's most desirable and historical residential roads. Camden's eclectic charm, offering a variety of independent shops and street markets, music venues, sleek bars and global eateries, is approximately 0.5 miles away. Camden Town (Northern Line) is approximately 0.5 miles away and Kentish Town Underground Station (Northern Line) is approximately 0.6 miles away. The green open space of Regents Park is approximately 0.9 miles away and Primrose Hill with its beautiful park, fashionable restaurants, cafes and shops is approximately 1.2 miles away. Kings Cross is approximately 1.3 miles away and the famous Coals Drop Yard is approximately 0.9 miles away.

#### **About this property**

A bright well-presented one bedroom ground floor apartment in a sought after location opposite the open space of Rochester Terrace Gardens. The property is entered via a private front door and opens up into an open plan kitchen / reception / dining room. Further benefits garage parking by separate negotiations and communal heating and hot water.

#### **Tenure**

Leasehold (107 years remaining)

#### **Local Authority**

Camden Council

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office.

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Rochester Road, Camden, London, NW1  
Gross Internal Area 433 sq ft, 40.23 m²

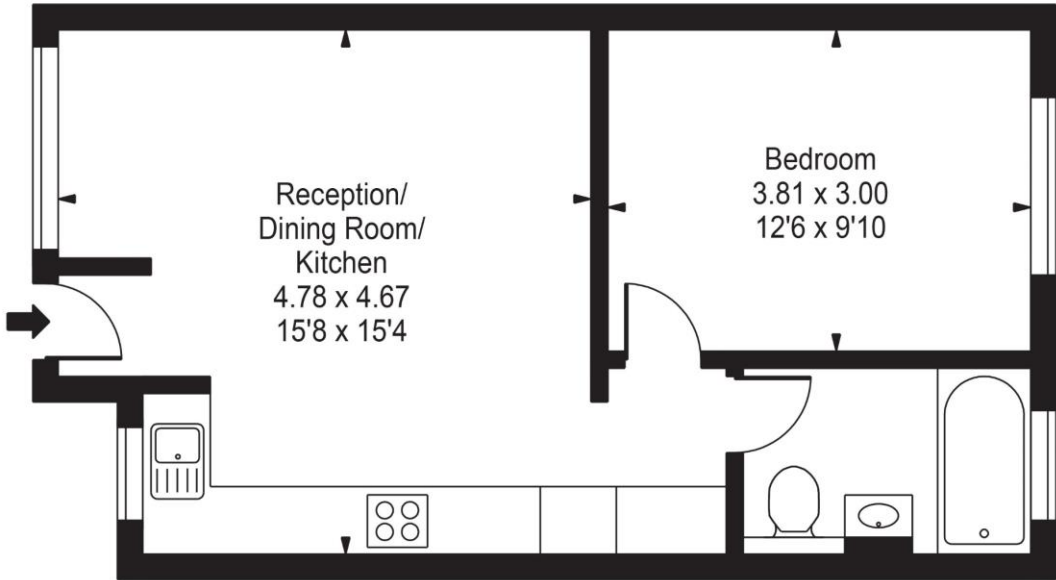
Rochester Road

Gross Internal Area(Approx)


Total = 40.23 Sq m / 433 Sq ft

For Illustration Purposes Only - Not To Scale

Floorplan by Humble Spy Photography Ltd.



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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