



A beautifully presented two bedroom apartment set within a newly developed building perfectly positioned close to Camden High Street

Plender Street, Camden, London, NW1

£695,000 Leasehold (120 years remaining)



Set within a new build development • High specification

• Lift access • Moments from shops and conveniences

• Smartly presented throughout

Local Information

Plender Street is conveniently located approximately 500ft from Camden High Street and the town's electric charm offering an array of famous street markets, independent shops, funky bars & restaurants along with world famous music venues. There are several transport links to choose from including Momington Crescent is approximately 0.2 miles away (Northern Line), Camden Road Station approximately 0.4 miles (London Overground Line) and Kings Cross & St Pancras Station which is approximately 0.6 miles (these stations are served by six underground lines and the Eurostar). Furthermore there are several bus routes connecting you to other popular central London destinations. The green open spaces at Regent's Park and Primrose Hill are approximately 0.5 miles.

About this property

A beautifully presented two bedroom apartment set within a newly developed building moments from shops and conveniences. The property comprises of a large open plan kitchen / living room, two well appointed double bedrooms and a smart bathroom. The property further benefits from engineered wood flooring, plenty of natural light, lift, built in storage and high spec finish throughout including fully integrated kitchen appliances.

Tenure

Leasehold (120 years remaining)

Local Authority

Camden Council

Energy Performance

EPC Rating = To be confirmed

Viewing

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

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Plender Street
 Gross Internal Area(Approx)
 Total = 69.03 Sq m / 743 Sq ft
 For Illustration Purposes Only - Not To Scale
 Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(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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