



## Elm Friars Walk

London, NW1 9YP

Asking Price £385,000



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Hunters (Camden) are delighted to market this one bedroom apartment, offered with a Leasehold tenure.

This property and development has been architecturally inspired by the Swiss which received rave reviews in the architectural press of its day (built in the 1980's Non LPS) and was described as a major contribution to the 'magical moment for the English housing when eminently habitable places of clarity and calm were designed and built', as John Winter formulated it.

The property comprises One Generous Sized Bedroom, Spacious Living/Dining Room, separate Kitchen, Family Bathroom, Balcony, with Parking available on the estate if required. The property benefits from having a Central Heating System with a communal boiler system to supply hot water and heating to the estate, and further benefits from having Wood Effect Floor Covering throughout the living areas and tiled flooring in the kitchen and bathroom. The property is situated on the second floor with its own entrance on Elm Friars Walk at the York Way end of the estate and is a quiet residential area of Camden, just a short walk from Regents



## Location

### Location

This property is situated on Elm Friars Walk which is a quiet residential area of Camden, just 20 minutes' walk to Kings Cross and St. Pancras International, a short 9 minute walk from Regent Canal, with great Amenities, Sainsbury's super market is just a further 7 minute walk, Camden High Street and Camden Market just 16 minute walk, a plethora of Shops, Bars and Restaurants also starting just from 12 minute from the property and has excellent travel links via Kings Cross and St. Pancras, Camden Road Overground, Camden Town Underground and Bus routes In and Out of Central London.

## Lease & Service Charges

### Service Charges:

As part of the estate and having communal heating and hot water, service charges are applicable. This includes building insurance, maintenance work on the grounds, security, hot water and heating.

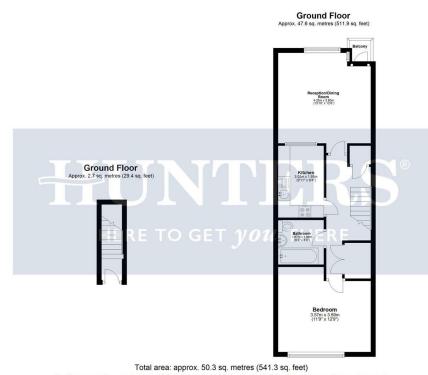
Last Service charge invoiced £1798.75

Lease = 99 years approx. remaining, 125 years from January 2007.

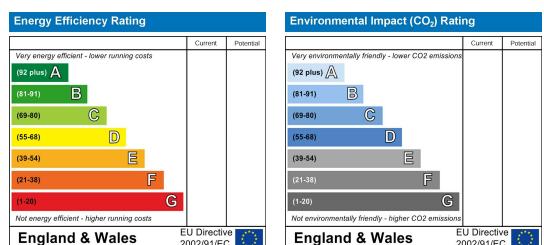
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.