



# Harmood House, Harmood Street, Camden, London, NW1 Offers In Excess Of £600,000



**\*\*Fantastic Location \*\*** A spacious four-bedroom duplex apartment arranged over two floors, ideally positioned within Harmood House in the heart of Camden. Offering well-proportioned accommodation throughout, the property features a bright reception room, a separate fitted kitchen, four generous double bedrooms, a family bathroom, and a Juliette balcony accessed from two of the upper-floor bedrooms.

The layout provides an excellent separation between the living and sleeping accommodation, making it an ideal home for families, professionals, or investors alike.

Conveniently located on Harmood Street, the property is within easy reach of Camden Town, Chalk Farm and Kentish Town, with an excellent selection of cafés, restaurants, independent shops and the renowned Camden Market nearby. Regent's Park is also within walking distance, while excellent transport links provide easy access across London.

This well-located apartment presents a fantastic opportunity to acquire a spacious home in one of North West London's most vibrant neighbourhoods.

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## KEY FEATURES

- Four Bedroom Duplex Apartment
- Purpose built residential building
- Circa 900 sq.ft. of internal living space
  - Private balcony
- Ideally located moments from Camden Town, Chalk Farm and Kentish Town, with Camden Market and Regent's Park nearby.
  - Ample storage throughout
- Sold chain free, with a long lease attached
- Low service charge and ground rent

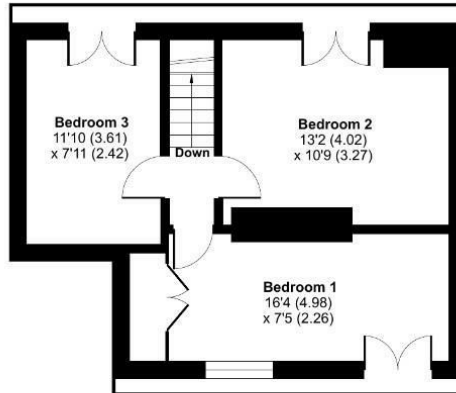




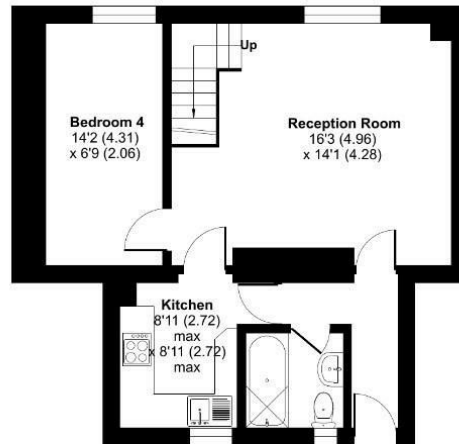
## Harmood Street, London, NW1

Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale

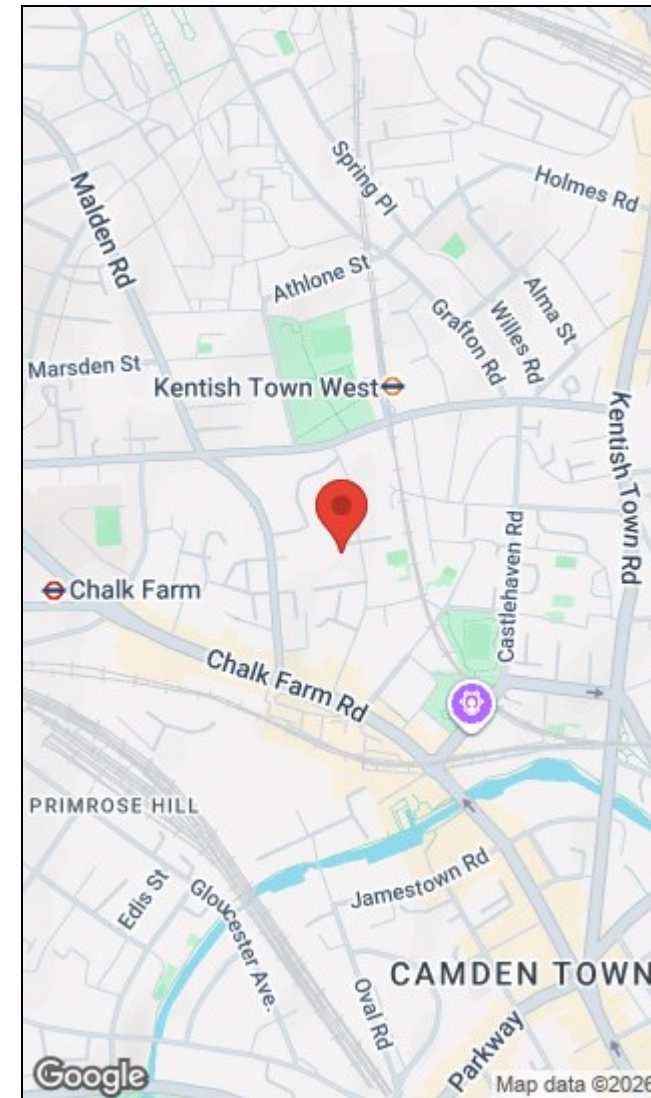


FOURTH FLOOR



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richvecom 2026. Produced for Flyp Homes Limited. REF: 1472057



| Energy Efficiency Rating                      |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                               | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs   |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                            |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                              |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                              |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                              |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                              |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                              |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                               |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs   |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive<br>2002/91/EC |         |           | England & Wales<br>EU Directive<br>2002/91/EC                   |         |           |

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