

Prince of Wales Road, London, NW5

£700,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

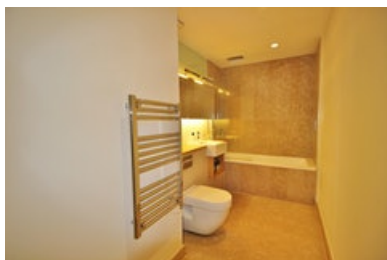
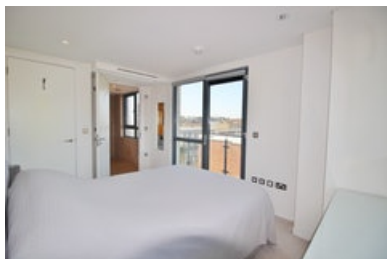
HouseSimple is pleased to present this property in London.

Key features:

- 2 Double Bedroom Duplex Apartment
- Open Plan Living/Reception area
- Floor to Ceiling Windows
- 2 Private Balconies
- Residents Car Parking Permit Available
- Close Proximity to Chalk Farm Underground and Kentish Town West Overground
- Luxury Apartment with a High Quality Finish Throughout
- Set over 2 Floors
- Air conditioning
- Poggenpohl kitchen

Extra info:

- **Property Age:** 6 years
- **Council Tax:** Band F (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Permit Holder
- **Lease info:** 120 years remaining
Ground Rent: £500.00 per-annum
Maintenance: £3145.00 per-year
Maintenance Company: Stiles Harold Williams



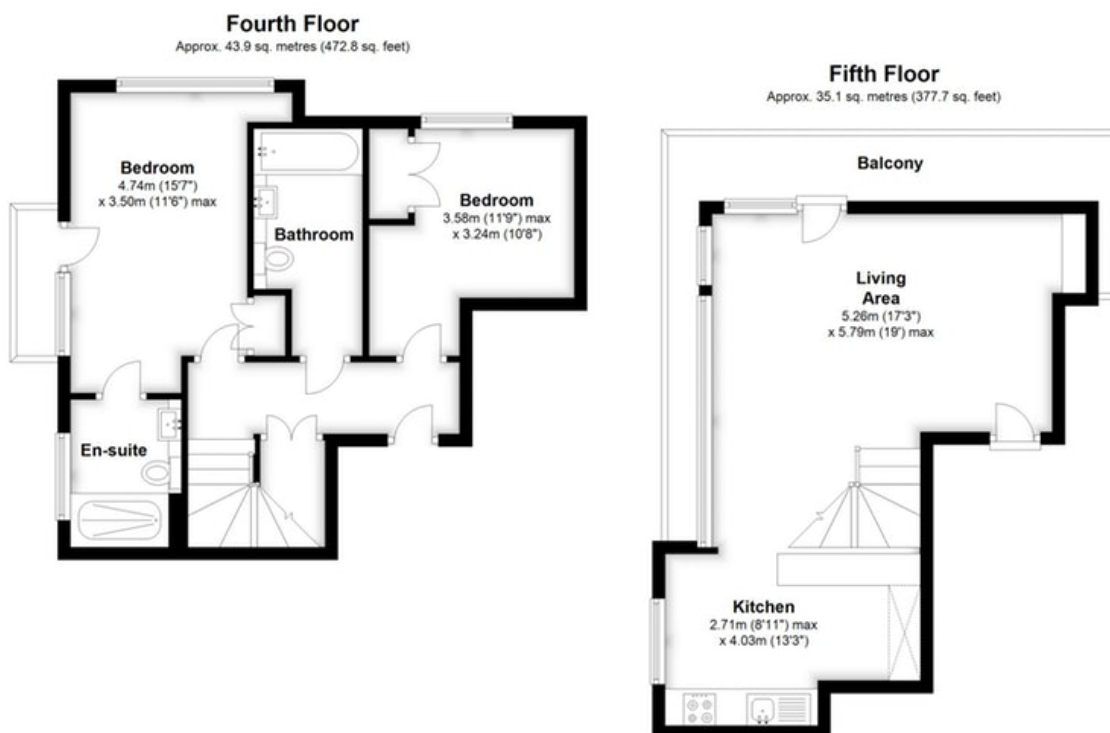
Duplex apartment arranged over the fourth and fifth floors of a boutique development incl. residents parking. Measuring 850sqft with floor to ceiling windows and air conditioning throughout.

Comprising a kitchen, open plan dining/reception area with access to a wrap around balcony on the top floor. The lower floor comprises the master ensuite bedroom that has access to a private balcony, second bedroom and bathroom as well as a storeroom.

The block benefits from lift access, bike storage and a residents permit entitling the resident(s) to street parking.

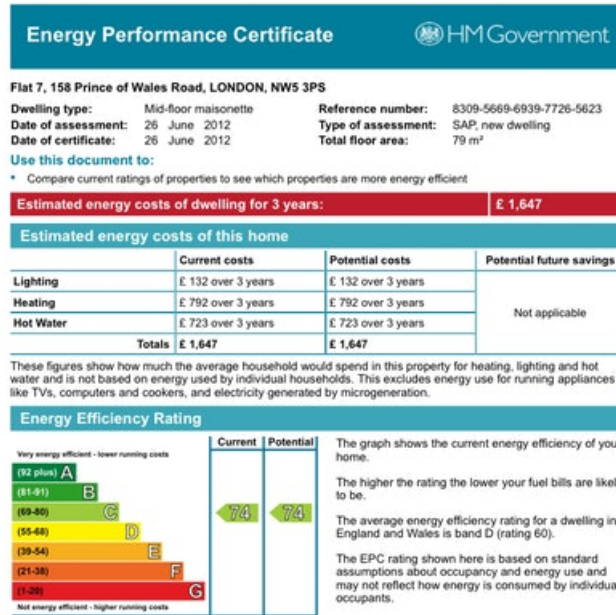
The apartment is moments from Primrose Hill and Regents Park and is less than 5 minutes walk to Chalk Farm tube and Kentish Town West overground stations.

Floor plan:



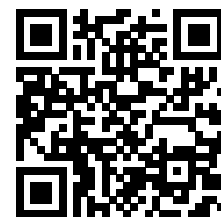
Total area: approx. 79.0 sq. metres (850.4 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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