



23d Gloucester Avenue



1 Bedroom



1 Reception



1 Bathroom



Garden

£525,000

The property is situated in this enviable locality close to all amenities in Primrose Hill and Camden Town with the wide-open green spaces of Regent's Park literally a few hundred metres away.

Accommodation Comprises:

Bedroom, Bathroom, Kitchen/Breakfast Room, Reception Room, & Communal Garden

Second Floor

Entrance Hall

Door entrance phone system, coats cupboard, central heating thermostat

Features

- ✓ Primrose Hill Conservation Area
- ✓ Grade II Listed Building
- ✓ High End Interior
- ✓ Integrated Kitchen/Breakfast Room
- ✓ Original Features Retained
- ✓ Double Glazed Windows
- ✓ Communal Gardens

Bedroom

Double glazed sash windows, wardrobe cupboard, views towards Gloucester Avenue

Bathroom

Modern 3-piece white suite comprising tiled panelled bath with built in mixer tap & shower above, further handheld shower, shower screen, low level w/c, vanity unit with sink unit & mixer tap, cupboard under, large oversized fitted mirror, tiled walls, porcelain tiled floor, heated towel rail, window.

Kitchen/Breakfast Room

Fully integrated with appliances, comprising large undermounted enamel sink unit with mixer tap, extensive range of wall mounted cupboards, base units, drawer units, AEG fridge, freezer under, Lamona washing machine, full length quartz work surfaces incorporating Lamona black ceramic hob, wall mounted AEG oven & grill, AEG microwave oven, breakfast bar, double glazed window with pleasant views.

Reception Room

Feature marble fireplace with BioEthanol fire, large double glazed sash window with views towards Gloucester Avenue.

Exterior

Communal garden accessed via French doors on first floor landing.

PRICE: £525,000 Share of Freehold

SERVICE CHARGE: £4000 p.a (Approx.) Including sinking fund

EPC Rating: D

COUNCIL TAX BAND: D