

**ROUSDEN STREET NW1  
£1,300,000 FREEHOLD**

**Offering for sale a five bedroom house arranged over four floors, with a roof terrace and small courtyard, set in a road in Camden Town.**





Rousden Street is located between Randolph Street and Camden Road, nearest tube station being Camden Town (Northern Line), and close to Camden Road Overground station, local bus services, shops, bars and restaurants. The property is well placed for all that Camden Town has to offer including Camden Market alongside The Regents Canal.

This super house comprises two connecting reception rooms, a kitchen/dining room, a utility area leading into a ground floor cloakroom, five bedrooms, a bathroom, a shower room, a decked roof terrace and a small decked courtyard.

**Parking:** To be advised

**Utilities:** The property is serviced by mains water, electricity, gas and sewage

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Virgin Media.

**Construction Type:** To be advised

**Heating:** Gas central heating

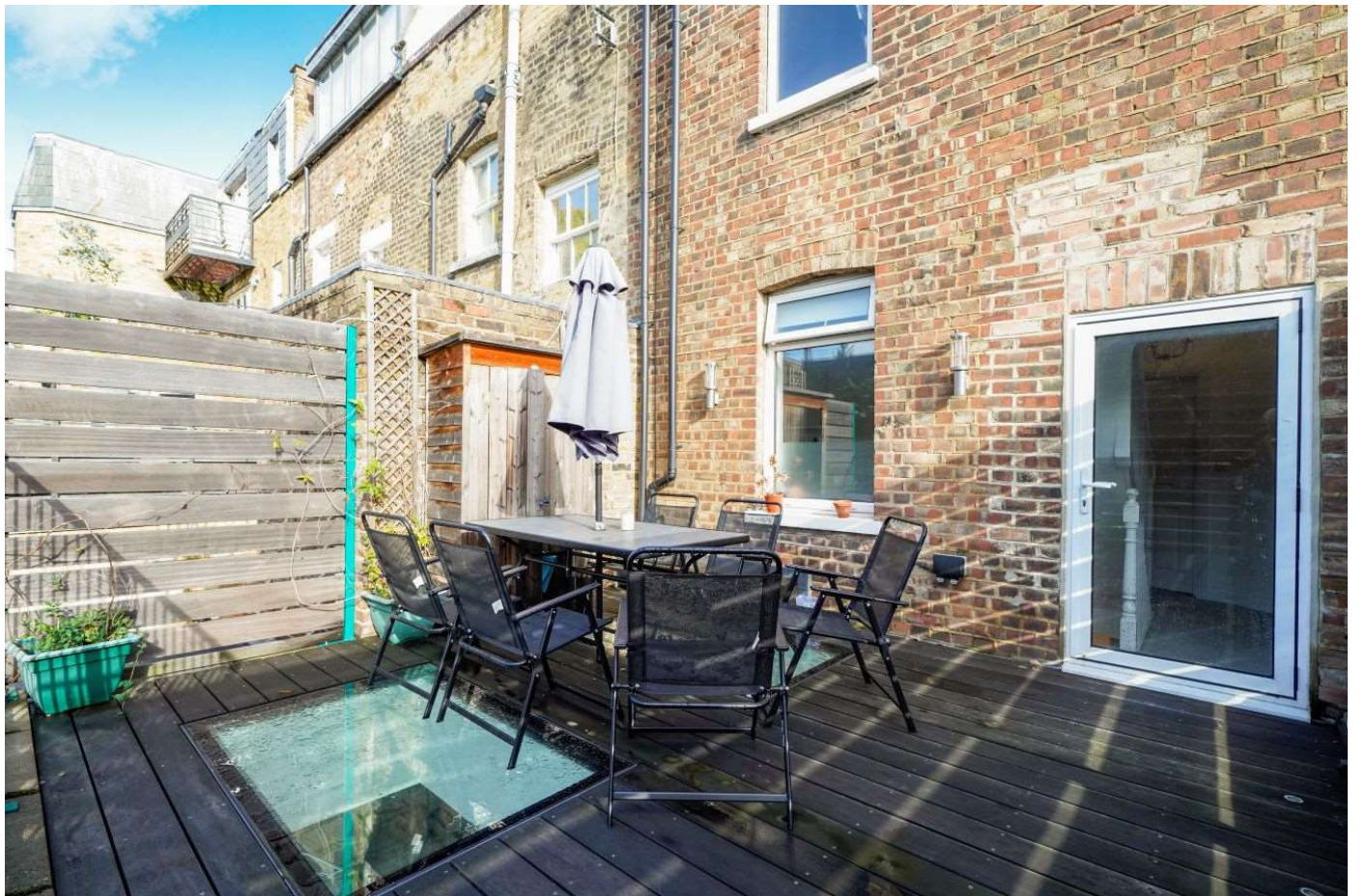
Council Tax: London Borough of Camden - Council Tax Band: F (£2,904.16 for 2024/25)













Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



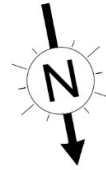
# Rousden Street, NW1 0ST

Approx Gross Internal Area = 127.92 sq m / 1377 sq ft

Terrace = 20.29 sq m / 218 sq ft

Patio = 4.5 sq m / 48 sq ft

Total = 152.71 sq m / 1643 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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