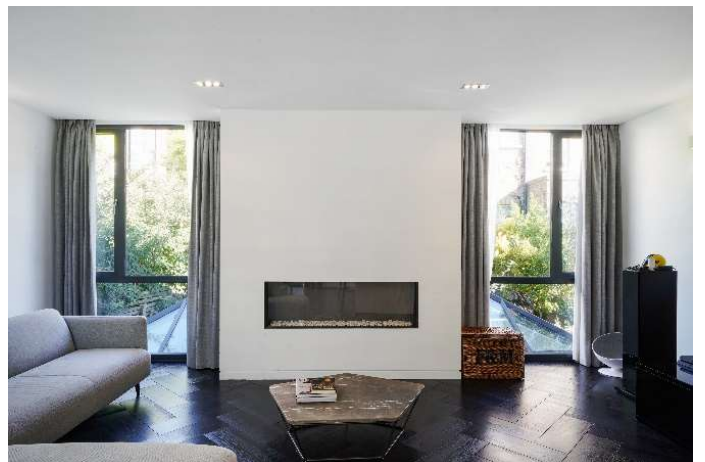


**CAMDEN MEWS NW1
£1,675,000 FREEHOLD**

An outstanding three bedroom townhouse at the end of a terrace of modern homes in a charming cobbled mews.





This extraordinary home is beautifully presented and arranged over three floors with 3 double bedrooms and 3 bathrooms. The house was remodelled by an architect to present in a contemporary style following completion of a comprehensive refurbishment that included the addition of air conditioning.

The heart of the home is the open-plan first floor which incorporates a feature gas fire and floor to ceiling windows in the reception, dining area and kitchen (fitted with Miele appliances) separated by a large island with breakfast bar seating. There is also a balcony, creating an ideal space for family and entertaining.

The ground floor is a flexible layout that includes 2 bedrooms and 2 bathrooms. The larger bedroom is currently utilised as an additional reception room and includes built-in wardrobe storage and an additional feature gas fire. The room is also linked by crittall style doors to the adjacent conservatory which would make an ideal study.

The master bedroom suite occupies the entire second floor of the house and in addition to the en-suite includes significant built in storage and joinery including a dressing table. The master suite has bi-fold doors leading to a decked South-facing roof terrace with feature lighting and glass balustrade.

Camden Mews is a quiet cobbled street that runs parallel to Camden Road. It is renowned for its innovative and diverse modern design and has been home to a wealth of architects for many decades.

The house is brilliantly located within walking distance of King's Cross, Camden and Kentish Town, and is perfectly situated to enjoy the plethora of shops, bars, and restaurants that exist within and around each. Granary Square at King's Cross is a short walk to the south and is home to an excellent public square with choreographed fountains and restaurants including Caravan, Vinoteca, Dishoom, Granger & Co. Shopping at Coal Drops Yard is excellent and includes A.P.C, COS and Wolf & Badger.

The area has excellent schooling options, with the house most notably in the catchment for the Ofsted-rated "Outstanding" Torriano Primary School and Camden School for Girls, a comprehensive school with a co-ed sixth form which is also rated "Outstanding".

This house is located towards the centre of Camden Mews, equidistant between the Underground stations at Camden Town (Northern Line), Kentish Town (Northern Line) and Caledonian Road (Piccadilly Line). Camden Road station is close at hand, and there are also further Overground services from Kentish Town and Caledonian Road. The house is well placed for access to the Eurostar terminal at St Pancras International.

MATERIAL INFORMATION:

| | |
|-------------------------------------|--|
| Tenure: | Freehold |
| Parking: | Street parking with a permit |
| 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: | Brick and we have been advised by the owner that it is a slate roof |
| Heating: | Gas central heating |
| Council Tax: | Camden Council BAND G (£3,350.95 for 2024/25) |









Camden Mews, NW1 9BX


Approx Gross Internal Area = 146.5 sq m / 1577 sq ft

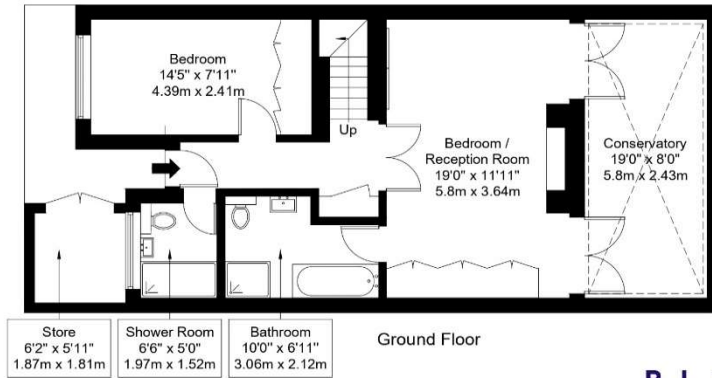
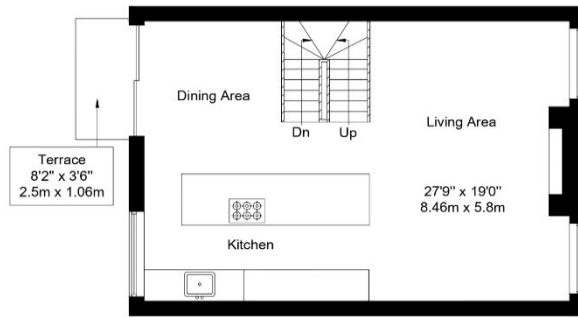
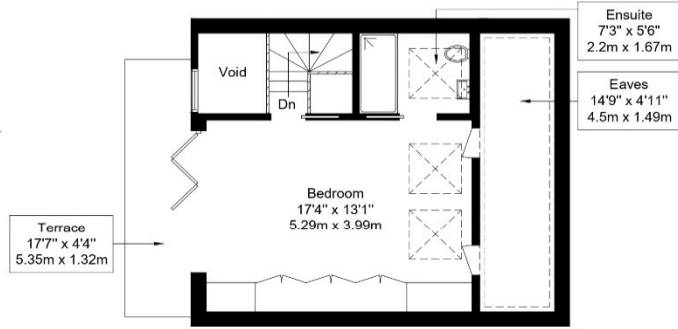
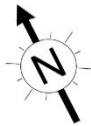
Restricted head height / Eaves = 8.6 sq m / 93 sq ft

Terraces = 9.7 sq m / 104 sq ft

Store = 3.4 sq m / 37 sq ft

Total = 168.2 sq m / 1811 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ref :

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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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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. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

