

£525,000

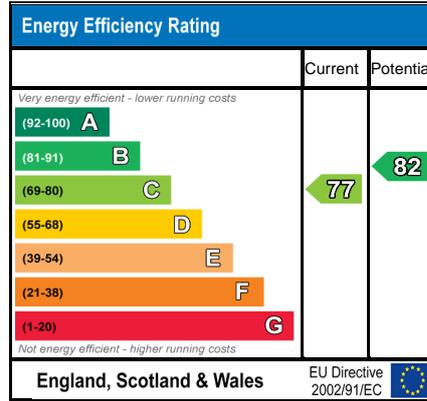
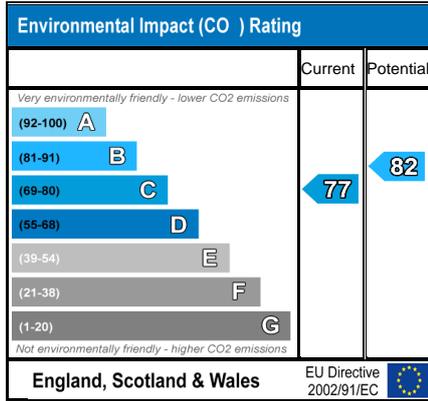
Harmood, Harmood Street, Chalk Farm, NW1



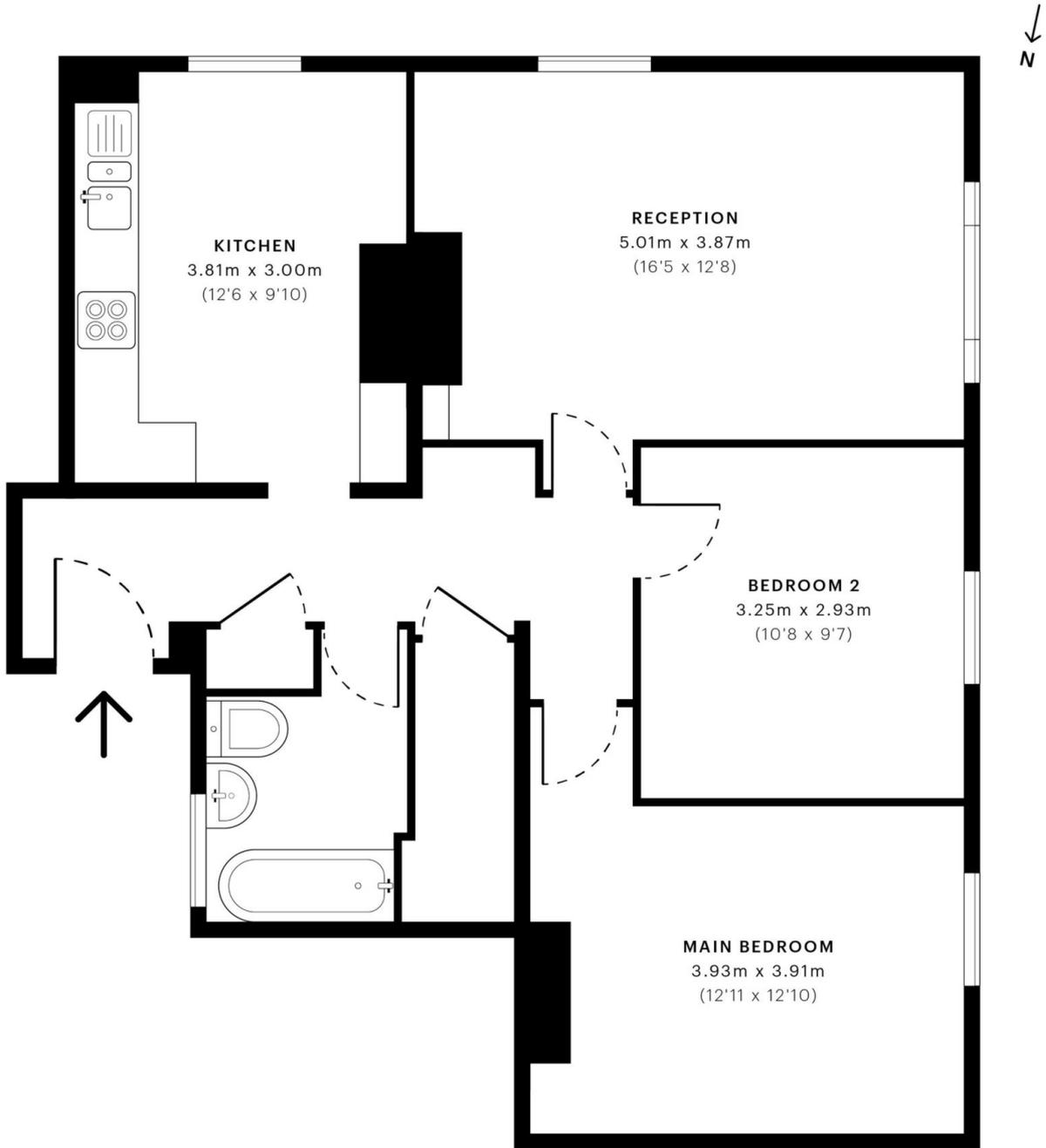
- Dual Aspect Reception
- Well Presented
- Approximately 101 years remaining on lease
- Bright
- Very Spacious
- Great Location
- Separate Kitchen

This super generously sized 2 bedroomed flat must be seen, offering over 740 sq ft of interior space giving the property a great sense of spaciousness in each room.

Harmood, Harmood Street, Chalk Farm, NW1







— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.09 sqm / 743.68 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
64.31 sqm / 692.23 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



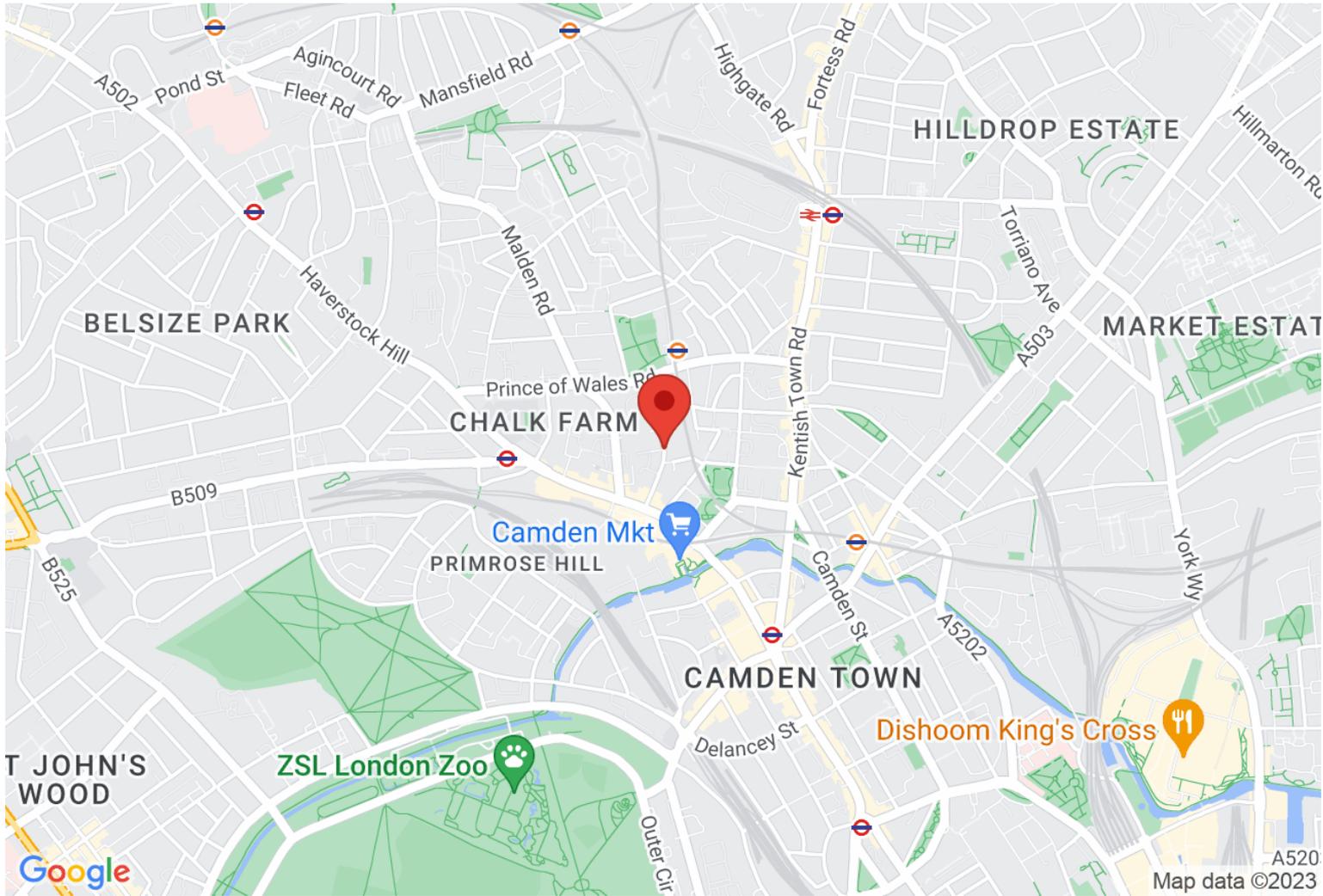
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 70.28 sqm / 756.49 sqft
IPMS 3C RESIDENTIAL 66.22 sqm / 712.79 sqft

SPEC ID 563d1396c430d4a0e6b282408

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE

161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: info@rochesterplace.co.uk W: www.rochesterplace.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.