

HADLEIGH
RESIDENTIAL



BEATTY STREET, NW1

£765,000 LEASEHOLD

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£765,000

GARDEN MAISONETTE | THREE BEDROOMS | RECEPTION ROOM | KITCHEN DINING ROOM | TWO SHOWER ROOMS | UTILITY ROOM | PATIO GARDEN | LARGE STORAGE ROOMS | PRIVATE ENTRANCE | CLOSE TO REGENTS PARK

DESCRIPTION

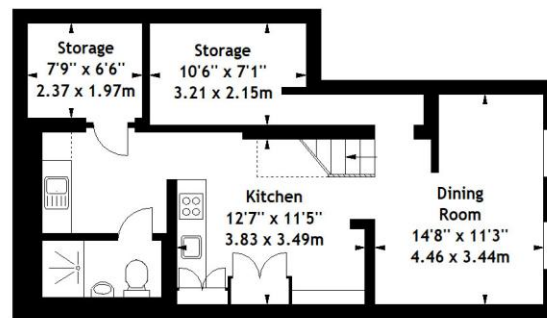
A spacious three bedroom garden maisonette, in need of modernisation, set over the ground and lower ground floors of this Georgian style end of terrace house. Internally the apartment provides over 1300 sq ft and benefits from a generous kitchen dining room, south facing patio garden and private entrance. Located at the southern end of Arlington Road in Camden Town, just a short walk from Mornington Crescent tube (Northern Line) and within easy reach of Kings Cross, St Pancras and Euston mainline stations. The open spaces of both Regents Park and Primrose Hill are also close by. 77 year lease.



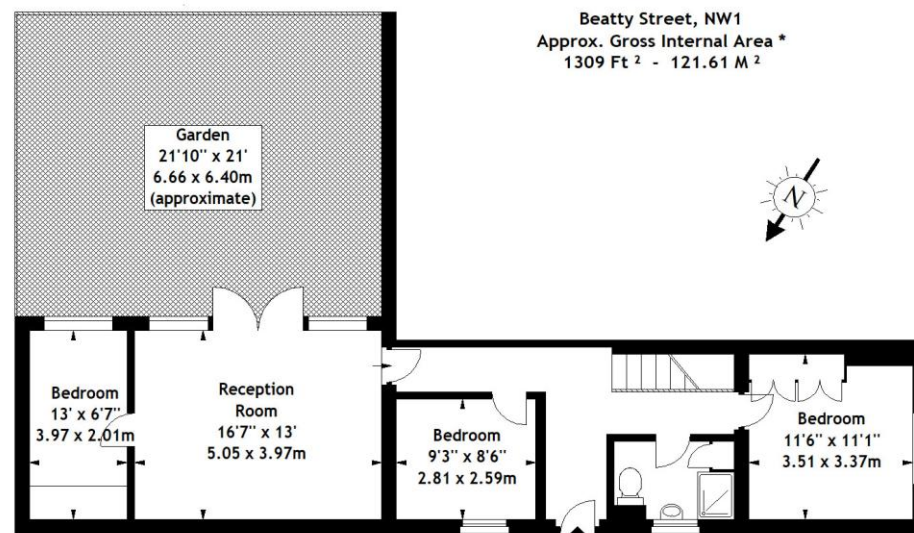
INTERNAL AREA:
1309 SQ FT / 121.6 SQ M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice
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