



Rochester Place | London | NW1

£450,000 | Leasehold

 1  1  1  B

ADN
RESIDENTIAL

A stylish, high-specification one-bedroom apartment ideally situated just 0.1 miles from Camden Road Station and 0.4 miles from Camden Town Underground Station (Northern Line). This well-presented property benefits from an on-site concierge service and a spacious communal roof terrace.

The apartment features a bright and spacious open-plan kitchen and living area with space for dining, leading onto a private balcony. There is a generously sized double bedroom with built-in storage, a contemporary bathroom, and a separate utility room. Further benefits include ample storage throughout and double-glazed windows.

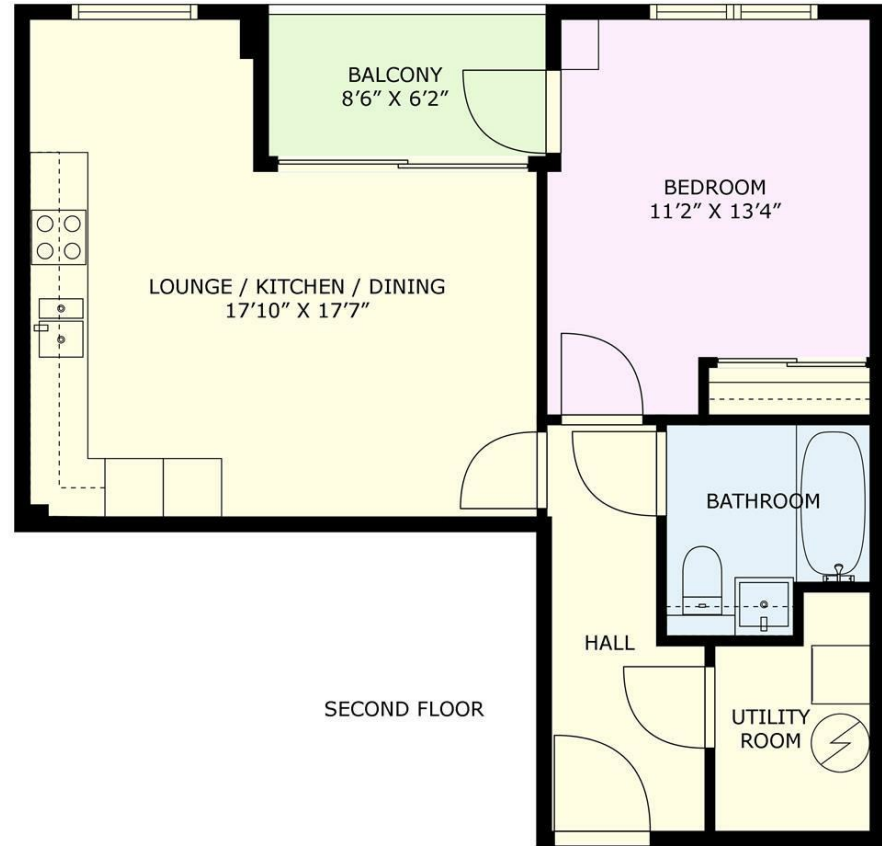
Tenure: Leasehold - 989 Years Remaining
Service Charge: £3,323.92
Ground Rent: £747.43

- Balcony
- Open Plan Kitchen/Reception Room
- Good Storage
- Communal Roof Terrace
- One Bedroom
- Bathroom
- Lift
- Concierge

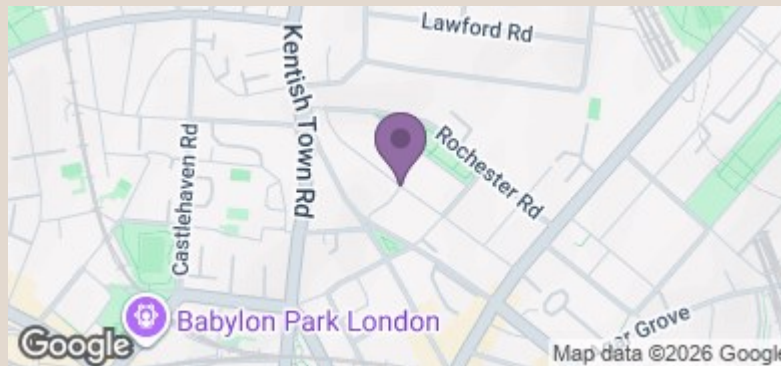
Council Tax Band: D
EPC: B







GROSS INTERNAL AREA: 517 SQ. FT | BALCONY AREA: 53 SQ. FT
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	84
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155