




Marquis Road, Camden NW1

London

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Well presented period apartment with private garden.

One of three leasehold apartments, the property is accessed via a private entrance on a quiet no-through road, offering added peace and privacy. It has been sympathetically renovated and tastefully redecorated by the current owner, preserving much of its original period charm.



1 RECEPTION ROOMS



1 BEDROOMS



1 BATHROOMS



LEASEHOLD



521 SQ FT



**GUIDE PRICE
£565,000**



The property

The external elevations of this property on Marquis Road have been meticulously maintained, recently rendered and re-decorated, with all sash and casement double-glazed windows replaced. Beyond the entrance lobby (complete with coat hanging space and brushed floor matting) lies a delightful reception room. This principal reception area offers a sash window with period shutters, a central fireplace with a gas-fired wood-burning stove, herringbone flooring, wall-mounted radiators, and LED downlighting.

An internal hallway leads to the double bedroom, which again features double-glazed sash window with views over the rear garden. The contemporary shower room showcases a sleek, neutral design, while the fully fitted kitchen benefits from a dual-aspect view of the garden. A door from the kitchen opens directly onto a split-level private garden, a standout feature of this charming one-bedroom apartment.

Outside

The 38ft, east-facing garden is perfect for outdoor entertaining and is unusually large for the area. The garden has plenty of space for a home office or summer house, should the new owner wish, subject to planning.



Location

The highly sought-after Marquis Road is within the Camden Square conservation area which benefits from excellent transport links.

Caledonian Road (Piccadilly Line), Camden Road (Overground), and King's Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, and Victoria lines) are all within striking distance.

The area has a wide variety of independent shops along Brecknock Road, and Coal Drops Yard, a renowned shopping and entertainment destination, is 1 mile away. The open green space of Caledonian Park is within striking distance from the home. The apartment offers an exceptional opportunity for a buyer wanting North West London on their doorstep, with quick connections into central London.

It is a fantastic proposition for first-time buyers, young professionals or someone seeking a pied-à-terre.



Destinations

Nearby Stations

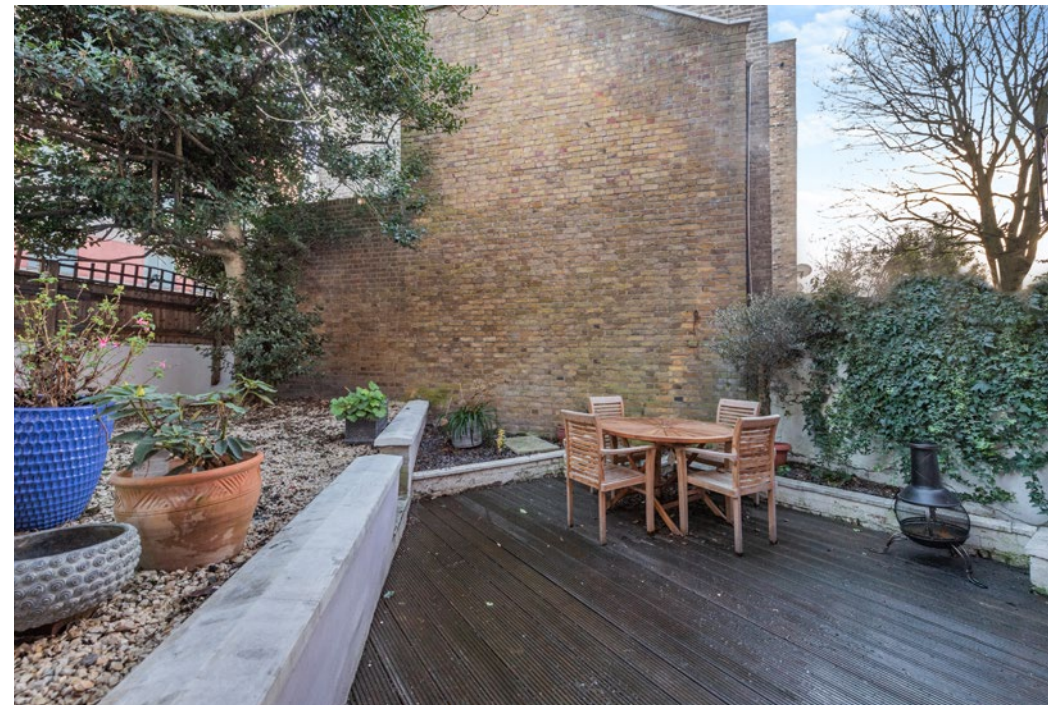
- Caledonian Road (Piccadilly) 0.7 miles
- Camden Road (Overground), 0.6 miles
- King's Cross St Pancras: (Circle, Hammersmith & City; Metropolitan; Northern; Piccadilly; Victoria) 1 mile

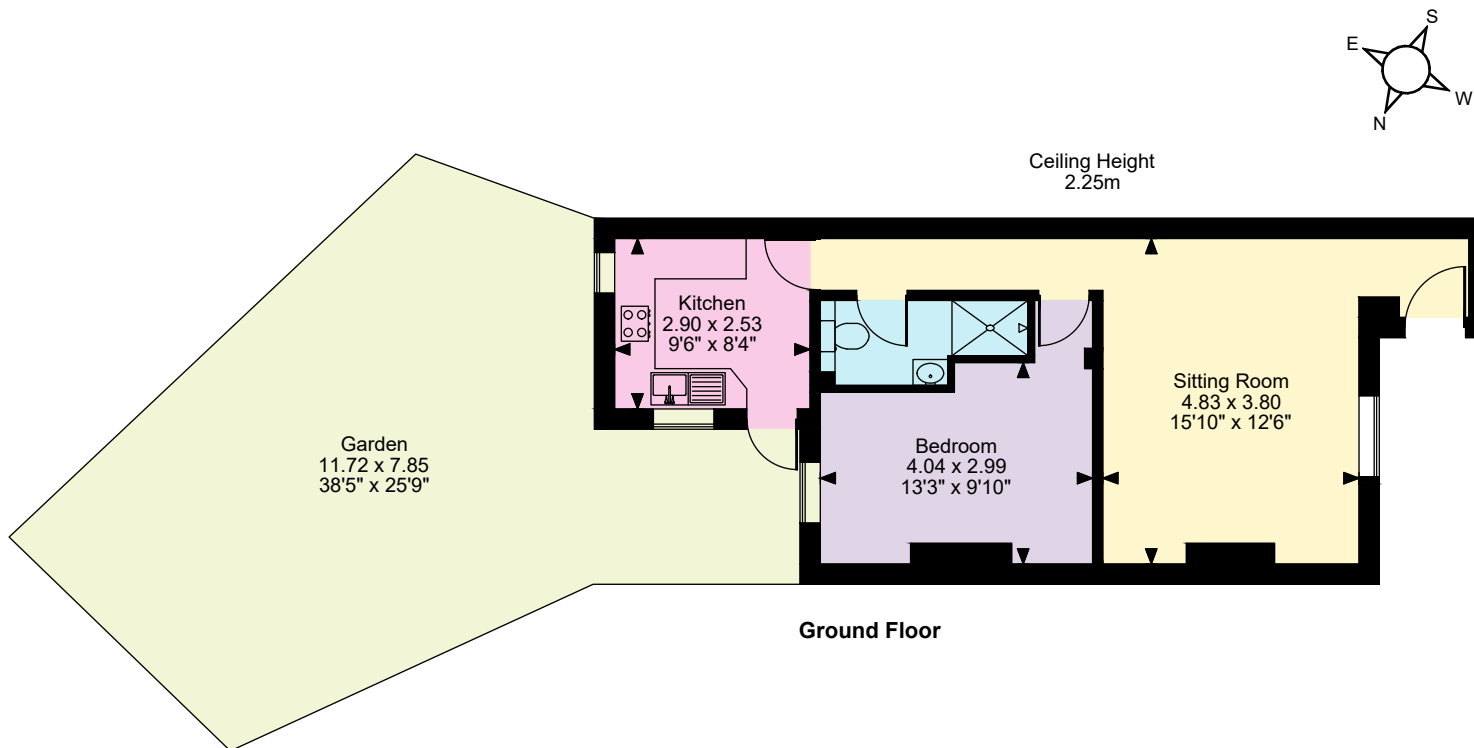
Key Locations

- Camden Town
- Caledonian Park
- Kings Cross St Pancras
- The West End
- Holborn Legal District
- The City of London
- Regents Park

Nearby Schools

- Precknock Primary School 0.2 miles
- The Bridge School 0.3 miles
- Hungerford School 0.3 miles
- Torriano Primary School 0.4 miles





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Internal area 521 sq ft (48 sq m)

For identification purposes only.

General

Tenure: Leasehold (189 years unexpired from 24/06/1977)

Service Charge: £488 per annum

Ground Rent: Peppercorn

Council Tax: Band C

EPC Rating: C

Services: Mains Gas, Water, Electricity, and Drainage. Gas-fired Central Heating.

Parking: On-street permits available from the local authority at an additional cost.

Local Authority: London Borough of Camden

Fixtures & Fittings: Certain fixtures and fittings are available by separate negotiation.

Important Notice: A full repair to the rear of the property was recently completed to address a sunken drainage issue.

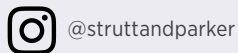
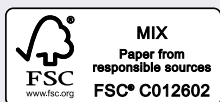
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