



**BAYHAM STREET, CAMDEN, NW1**  
£395,000 Leasehold

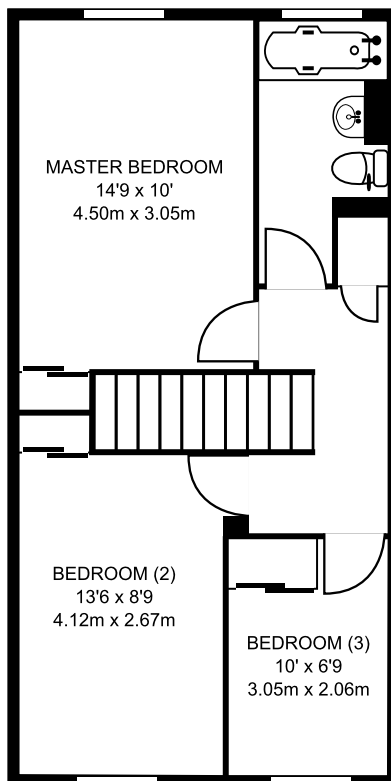
- Reception room
- Kitchen
- 3 bedrooms
- Bathroom
- Guest cloakroom

A well proportioned three bedroomed duplex flat boasting a generous reception room and kitchen with space for dining, set in a purpose-built block, well located in Camden. The property is arranged over the second and third floors and comprises reception room, kitchen, three spacious bedrooms, bathroom and guest cloakroom. Located on Bayham Street, the property is within easy reach of an excellent selection of shops, markets, bars and restaurants in Camden. Transport links include Camden Town Underground Station (Northern Line) and Camden Road Station (National Rail).

Call **020 7424 6000** to view this property, or visit [Foxtons.co.uk/1104468](https://www.foxtons.co.uk/1104468) for more details



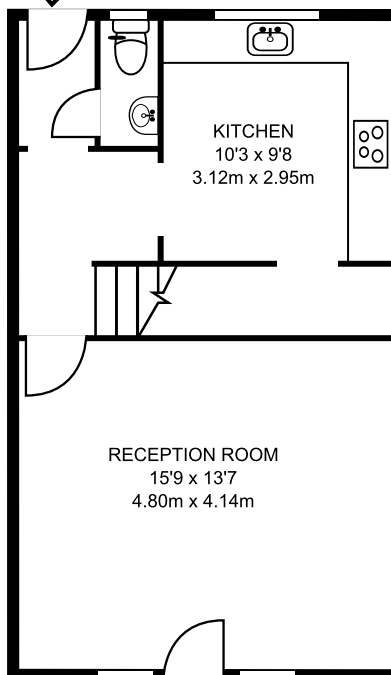
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THIRD FLOOR

GROSS INTERNAL FLOOR AREA

496 SQ FT/46.11 SQ M



SECOND FLOOR

GROSS INTERNAL FLOOR AREA

432 SQ FT/40.16 SQ M

Representation of current layout, floor area approx 928 Sq Ft (86 Sq M)

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The property is entered

**SECOND FLOOR****Entrance Hall**

Entry telephone, single radiator, ceiling lighting, fitted carpet

**Reception Room 15'9x13'7**

Rear aspect casement window and door, single radiator, ceiling lighting, fitted carpet

**Kitchen 10'3x9'8**

Front aspect casement window, sink and drainer unit with chrome mixer tap over, four ring gas hob with oven/grill under, fridge/freezer, washing machine, Formica worktop with tiled splashbacks, wall mounted and low level storage units, storage cupboard, single radiator, ceiling lighting

**Guest Cloakroom 5'x2'6**

Front aspect casement window, wall mounted wash hand basin with chrome taps over, WC, ceiling lighting, fitted carpet

**THIRD FLOOR****Master Bedroom 14'9x10'**

Front aspect casement window with single radiator under, fitted wardrobe, ceiling lighting, fitted carpet

**Second Bedroom 13'6x8'9**

Rear aspect casement window with single radiator under, fitted wardrobe, ceiling lighting, fitted carpet

**Third Bedroom 10'x6'9**

Rear aspect casement window with single radiator under, fitted wardrobe, ceiling lighting, fitted carpet

**Bathroom 11'7x5'6**

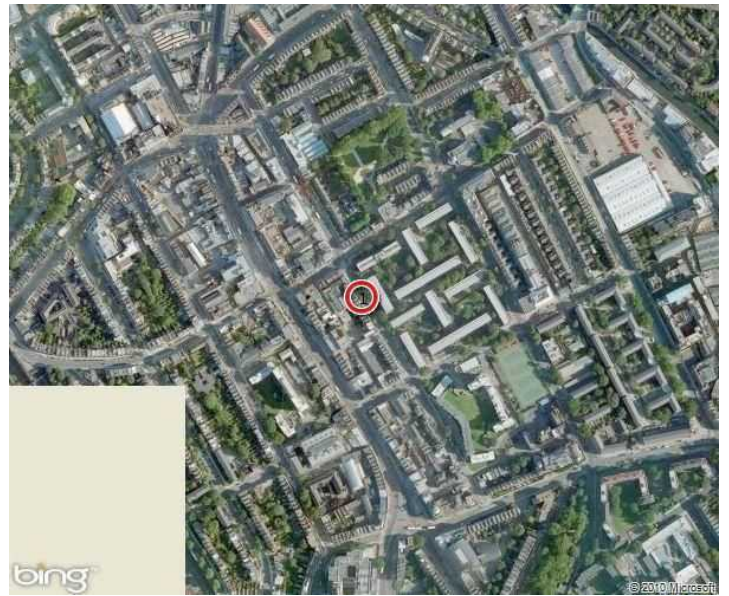
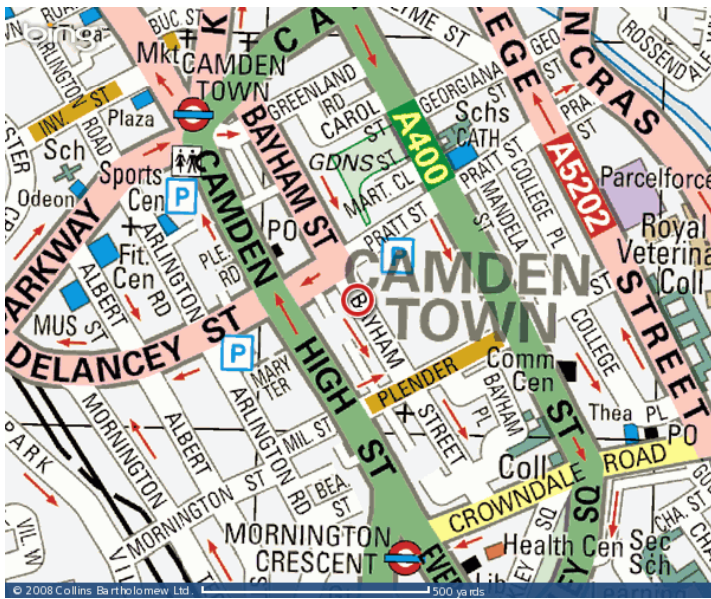
Front aspect casement window, panelled bath with chrome taps and wall mounted shower attachment over, pedestal wash hand basin with chrome taps over, WC, part tiled, ceiling lighting, wood floor



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Local Authority: Camden

## IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.11.15255)

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