

affitto estate agents

Modbury Gardens, Chalk Farm, London

£380,000

1 bedroom flat for sale | Leasehold

We are proud to present to the market this beautifully presented ONE-BEDROOM ground floor apartment, ideally situated in the highly sought-after Chalk Farm area, just moments from Camden Town. Investment opportunity - being sold with sitting tenants currently paying £1,450 PCM

The apartment features a spacious open-plan lounge and kitchen area, designed with contemporary fitted units and integrated appliances, creating a sleek and practical living space ideal for both relaxing and entertaining. Finished with quality laminate flooring and neutral décor, the room feels bright, modern, and welcoming throughout. Patio doors from the lounge provide direct access to the front of the property, allowing additional light and ventilation into the home.

The generously sized bedroom benefits from built-in storage and continues the modern finish with quality flooring and tasteful décor, offering a comfortable and functional space.

The bathroom is fitted with a stylish suite comprising a walk-in shower, WC, hand wash basin, wall-mounted mirror, and washing machine.

Perfectly positioned close to Camden Town, the property enjoys easy access to an excellent range of local amenities including independent cafés, restaurants, bars, bookshops, and supermarkets. Regent's Park and London Zoo are also just a short distance away, making this an ideal location for those wanting both city living and green open spaces nearby.

Excellent transport links are available with nearby tube and bus services providing quick and convenient access into Central London and surrounding areas.

Being sold with sitting tenants paying £1,450 PCM, this property offers a ready-made investment in a prime London location.

Tenure: Leasehold (105 years)
Ground Rent: £100 per year







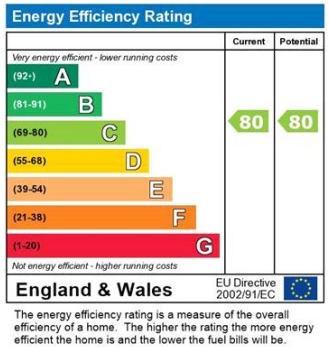






Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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Viewing by appointment only
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