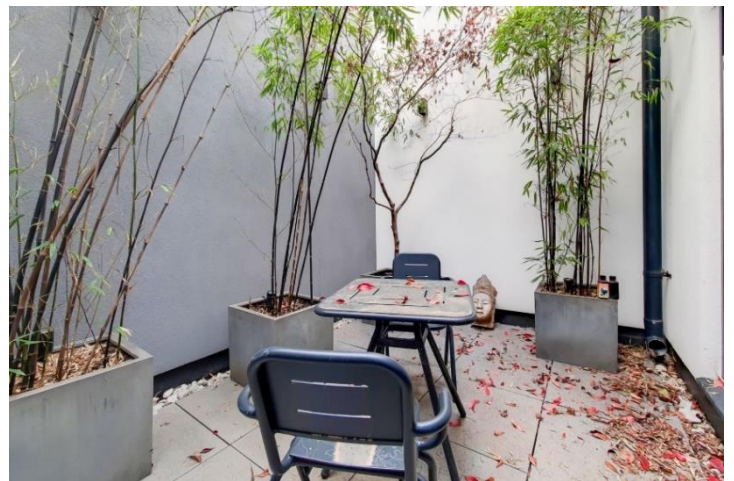


**BEAUMONT MEWS,
CHARLTON KINGS ROAD NW5 OFFERS IN
REGION OF £1,450,000 FREEHOLD**

A superb, spacious four bedroom chain free modern house with a patio/courtyard & two separate roof terraces, all set in a gated mews in NW5.





Charlton Kings Road is located between Leighton Road and Torriano Ave, its nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes & restaurants. The property is close to Camden Road for bus services for the Camden Town area for its attractions including Camden Market alongside The Regents Canal, as well as Brecknock Road for bus services to the Kings Cross area for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property, which is arranged over three floors, offers well proportioned & well presented living accommodation and comprises a reception room with direct access to two separate roof terraces, a spacious kitchen open plan to a dining area, a utility room, a separate w.c, 4 bedrooms (one being used as a study & two with en-suite shower rooms), a bathroom, and access to a patio/courtyard.

An internal viewing is highly recommended.

Council Tax: London Borough of Camden - Council Tax Band: G (£2,986.55 for 2022/23).











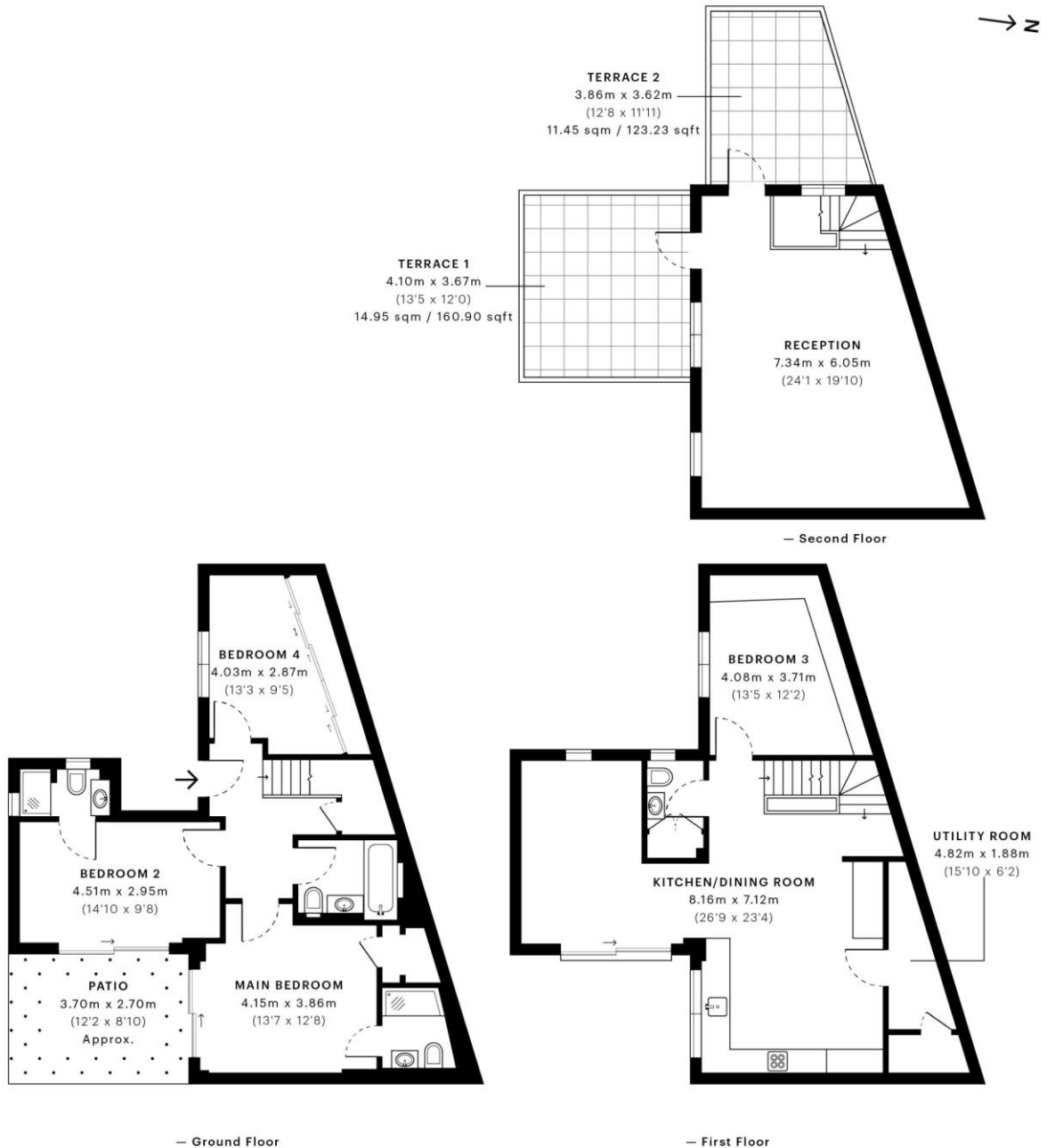




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA (GIA)
The footprint of the property
162.70 sqm / 1751.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
150.99 sqm / 1625.24 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
26.40 sqm / 284.17 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 185.43 sqm / 1995.95 sqft
IPMS 3C RESIDENTIAL 179.79 sqm / 1935.24 sqft

SPEC ID 62388f4209004f0ddd17b0d9