



REGENT'S CANALSIDE · CAMDEN NW1

CAMDEN ROAD

A GROUND-FLOOR APARTMENT WITH ITS OWN FRONT DOOR

KRIEGER & CO

SALES · LETTINGS · MANAGEMENT
BESPOKE PROPERTY CONSULTANTS

GUIDE PRICE £725,000 · LEASEHOLD · 984 YEARS

1,165 SQ FT · 2 BEDROOMS · 2 BATHROOMS · STUDY

THE APARTMENT

A GROUND-FLOOR APARTMENT WITH ITS OWN FRONT DOOR

A spacious and stylishly finished two bedroom, two bathroom apartment of 1,165 sq ft, set on the ground floor of Regent's Canalside, a contemporary development beside the Regent's Canal on Camden Road. The apartment is generous in its proportions and calm in its finish, and pairs two double bedrooms with a separate study and work area. Unusually for an apartment, it also has its own front door opening directly off the development's landscaped courtyard. That gives you the privacy and ease of a house together with the convenience of a concierge building.

1,165

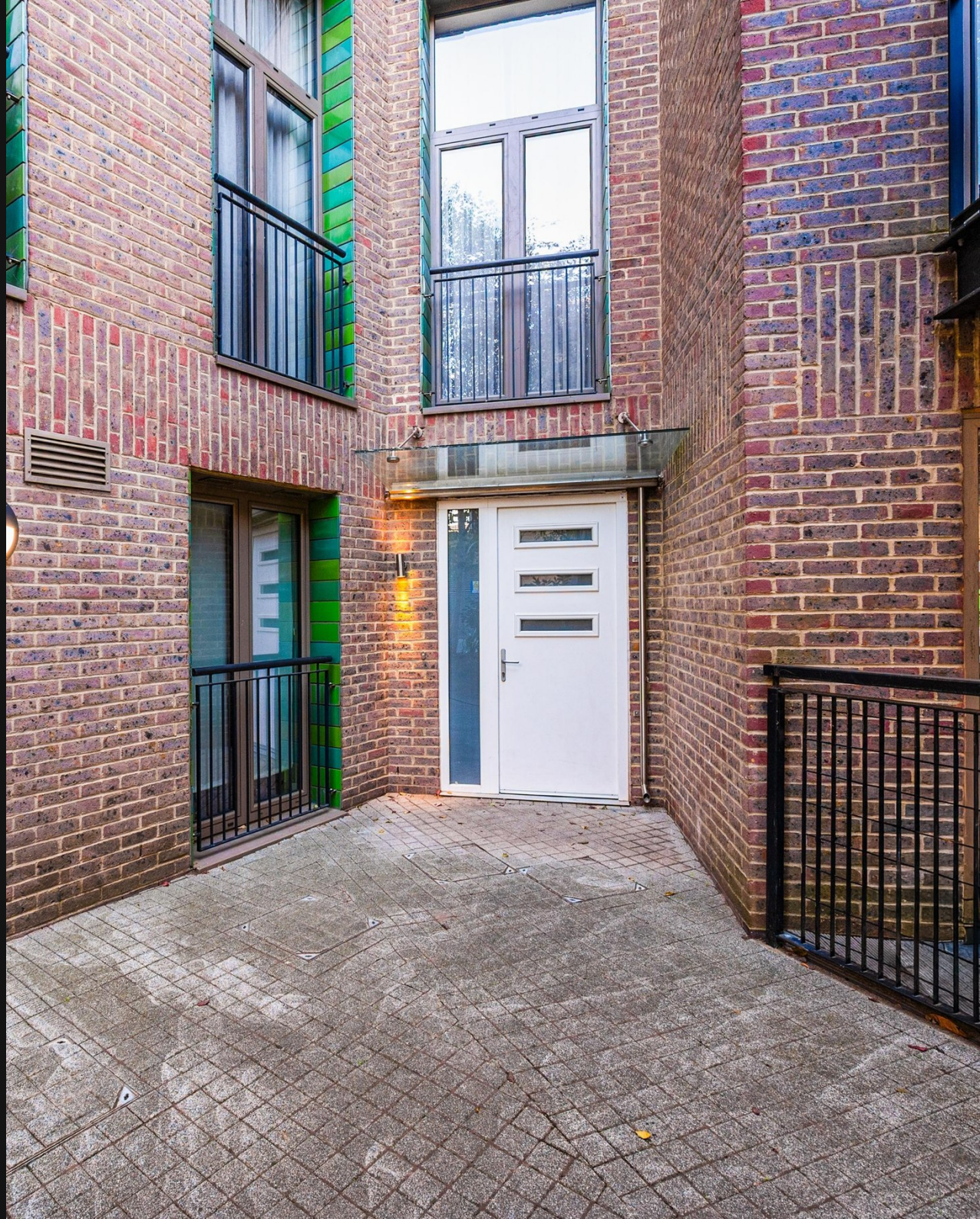
SQ FT

2

BEDROOMS

2

BATHROOMS





KITCHEN & RECEPTION

AN OPEN-PLAN ROOM OF OVER TWENTY-FIVE FEET

Stepping inside, a long hallway with pale wood flooring leads through to an exceptional open-plan kitchen and reception room. It is a sociable space of over twenty-five feet in length, with a long run of windows to one side and recessed lighting throughout.

The kitchen is fitted with sleek handleless gloss units and polished black worktops. It has integrated Siemens ovens, a hob and extractor, a wine cooler and under-cabinet lighting, and still leaves ample room for a dining table and a relaxed seating area. The result is a space equally suited to quiet evenings in and entertaining friends.





BEDROOMS & BATHROOMS

A PRINCIPAL BEDROOM WITH ITS OWN EN-SUITE

The principal bedroom extends to close to nineteen feet, with a wide window, a built-in wardrobe and its own en-suite shower room. The en-suite has a glazed shower enclosure with rainfall shower, a walnut-finish vanity and a wall-hung WC. The second bedroom is a generous double of close to fifteen feet, with French doors. It is served by a stylish family bathroom with a bath and rainfall shower.

TWO DOUBLE BEDROOMS, TWO BATHROOMS



BEDROOM TWO 14' 7 x 13' 2 · EN-SUITE SHOWER ROOM · FAMILY BATHROOM

WORK AREA & STUDY

ROOM TO WORK FROM HOME

At the heart of the apartment, a work area of over thirteen feet makes an ideal home office, set alongside a run of built-in storage cupboards. A separate study and a dedicated utility space add further versatility. Underfloor heating adds to the everyday comfort. Residents also enjoy the development's landscaped courtyard gardens, a concierge service and secure bike storage.

WORK AREA

13' 5 x 7' 6

STUDY

8' 2 x 6' 5

HEATING

UNDERFLOOR

WORK AREA · STUDY · UTILITY





THE SETTING

BESIDE THE CANAL, IN THE HEART OF CAMDEN

Regent's Canalside sits directly beside the Regent's Canal on Camden Road, in the heart of Camden Town and the London Borough of Camden. Its landscaped courtyard gardens create a calm retreat, perfect for buyers who want Camden's energy on the doorstep without living in the thick of it.

Camden Road station (London Overground) is close by for routes east and west across London. Camden Town Underground (Northern Line) gives quick access to the West End and the City, and King's Cross St Pancras is within easy reach. Camden Lock and the markets are a short walk away. The canal towpath leads west to Primrose Hill and Regent's Park and east to Granary Square. The area is well served by a number of well-regarded local schools.

CAMDEN ROAD

CAMDEN TOWN

LOCAL AUTHORITY

OVERGROUND

NORTHERN LINE

CAMDEN

CAMDEN ROAD

REGENT'S CANALSIDE · LONDON NW1

1,165 SQ FT

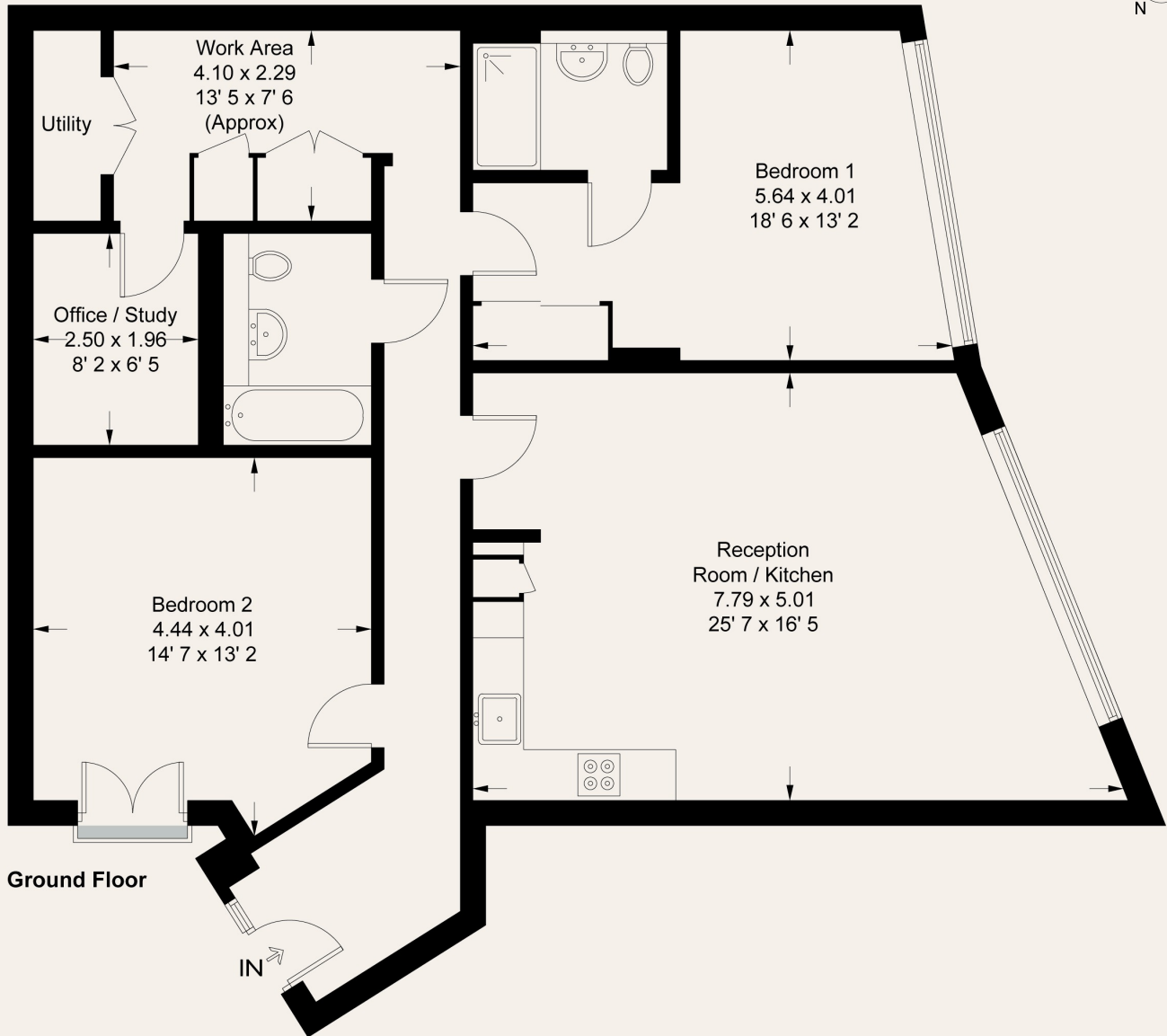
GROSS INTERNAL

108.2 SQ M

METRIC

GROUND FLOOR

OWN FRONT DOOR



25' 7 x 16' 5

KITCHEN / RECEPTION

18' 6 x 13' 2

PRINCIPAL BEDROOM

14' 7 x 13' 2

BEDROOM TWO

13' 5 x 7' 6

WORK AREA

8' 2 x 6' 5

STUDY

This plan is not to scale and is provided as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information, nor when making property valuations or design considerations. The work area measurement is approximate.

ACCOMMODATION & TERMS

ENTRANCE

Own front door off the landscaped courtyard
Long hallway with pale wood flooring

KITCHEN & RECEPTION ROOM

25' 7 x 16' 5
Handleless gloss units, polished black worktops
Integrated Siemens ovens, hob and extractor
Wine cooler and under-cabinet lighting
Long run of windows, recessed lighting

THE BUILDING

Concierge service and secure bike storage
Landscaped courtyard gardens

PRINCIPAL BEDROOM

18' 6 x 13' 2
Built-in wardrobe

EN-SUITE SHOWER ROOM

Glazed shower enclosure with rainfall shower
Walnut-finish vanity, wall-hung WC

BEDROOM TWO

14' 7 x 13' 2
Double bedroom with French doors

FAMILY BATHROOM

Bath and rainfall shower

WORK AREA & STUDY

Work area 13' 5 x 7' 6 (approx.)
Run of built-in storage cupboards
Study 8' 2 x 6' 5
Dedicated utility space
Underfloor heating

TENURE & TERMS

Guide price £725,000
Leasehold, 984 years remaining
Service charge: to be confirmed
Ground rent: to be confirmed
Camden, Council Tax Band F
EPC rating B
1,165 sq ft / 108.2 sq m approximate gross internal area

1,165

SQ FT

2

BEDROOMS

2

BATHROOMS

B

EPC RATING

£725,000

GUIDE PRICE

VIEWING STRICTLY BY APPOINTMENT

KRIEGER AND COMPANY LIMITED · 4TH FLOOR, SILVERSTREAM HOUSE, 45 FITZROY STREET, FITZROVIA, LONDON W1T 6EB

T 020 3826 5826 · E info@kriegerandco.co.uk · W www.kriegerandco.co.uk