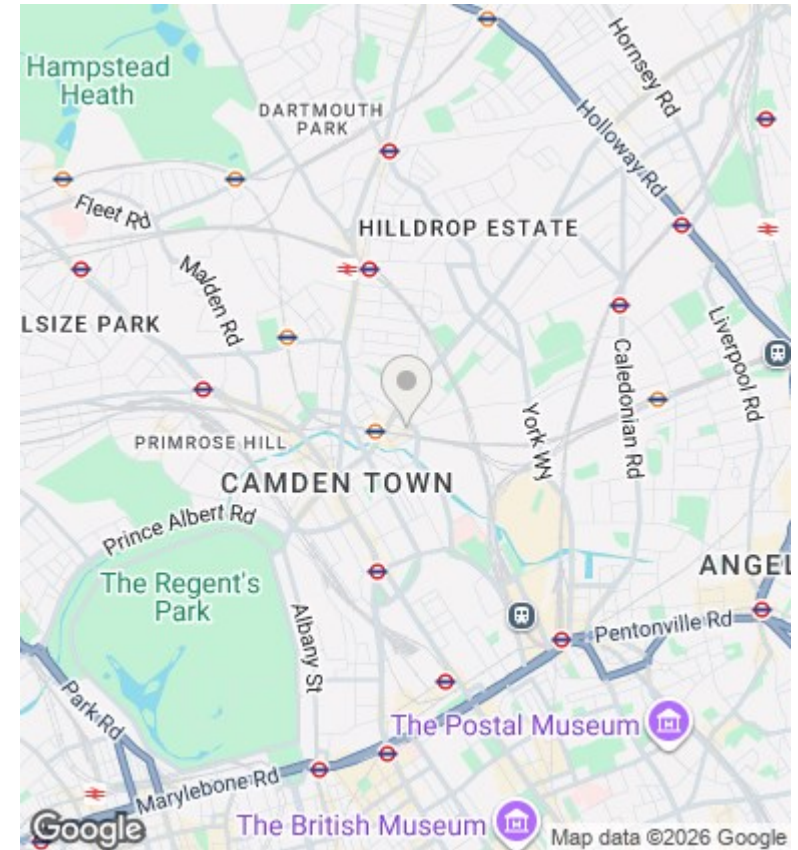




## Flat 2, 23 Rousden Street, Camden Town, London, NW1 0ST

£1,750 PCM

- A bright one double bedroom period flat
- Open plan kitchen
- Easy access to Kings Cross St Pancras Station
- Large private roof terrace
- 2 minute walk from Camden Road Overground Station
- Walking Distance to Regents Park
- En-suite bathroom
- 5 minute walk from Camden Town Underground Station (Northern Line)



## Viewings

Viewings by arrangement only. Call 020 7485 0112 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 68                      | 79        |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |