

**ST SILAS PLACE, NW5
OFFERS IN EXCESS OF
£750,000 FREEHOLD**

**Offering for sale a three bedroom two storey house,
arranged over two floors, set in a cul-de-sac in NW5.**





St Silas Place is a cul-de-sac located off Prince of Wales Road, nearest tube station being Chalk Farm (Northern line) and close to Kentish Town West Overground, local bus services, shops, pubs, Belsize Park, Primrose Hill and the Camden Town area, including Camden Market alongside The Regents Canal.

The property comprises a reception room, a separate kitchen/breakfast room and a windowed shower/wet room all on the ground floor, with stairs up to three bedrooms and a windowed shower room on the first floor above. The house also has front and rear gardens

Parking:	To be advised
Service charge:	£240.64 for year end 31.03.2024
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, Hyperoptic, Community Fibre.
Construction Type:	We have been advised by the owners brick, tiled roof
Heating:	Gas central heating

Council Tax: London Borough of Camden - Council Tax Band: B (£1,563.77 for 2024/25)

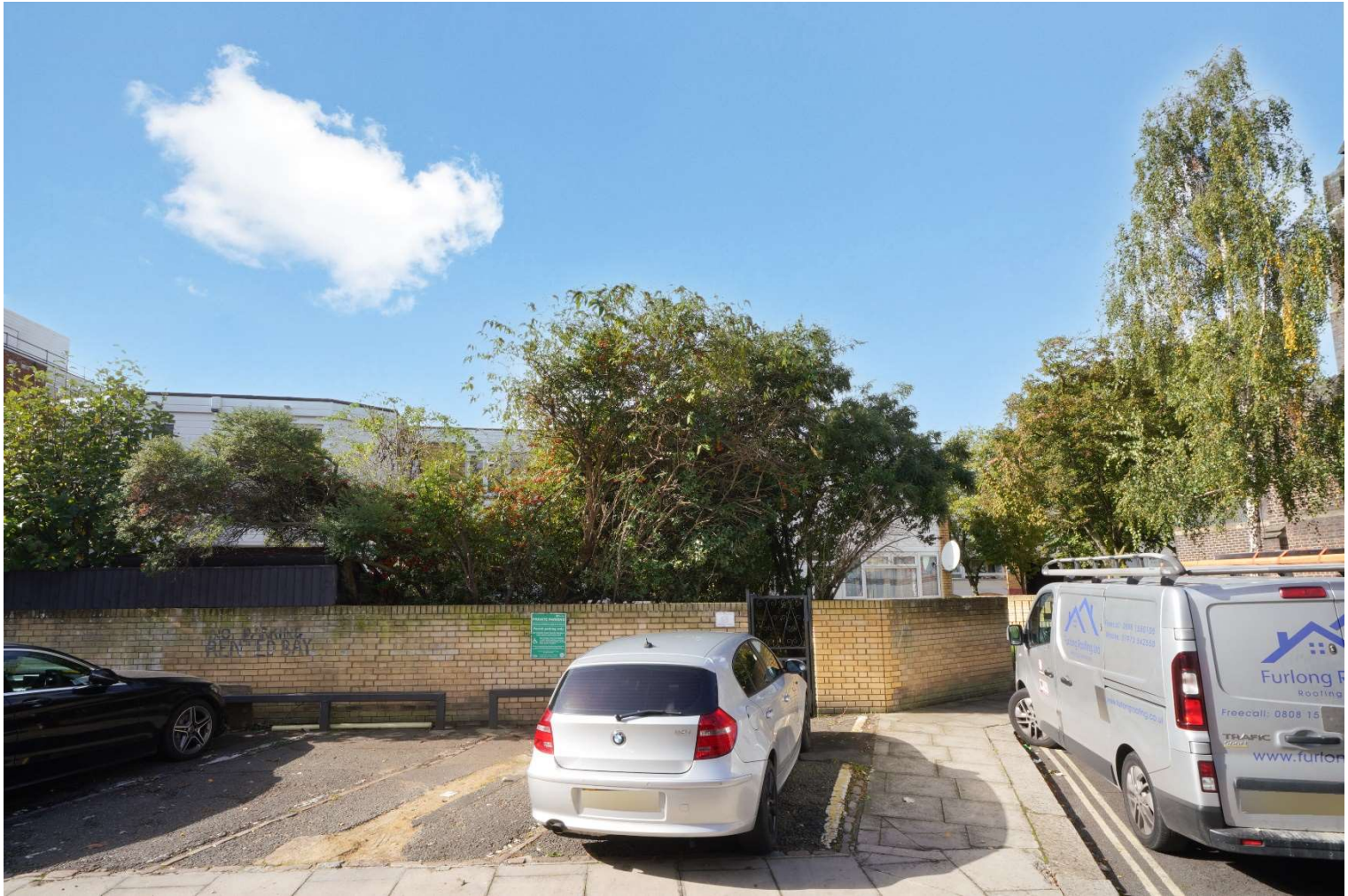












Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

St. Silas Place, NW5 3QP

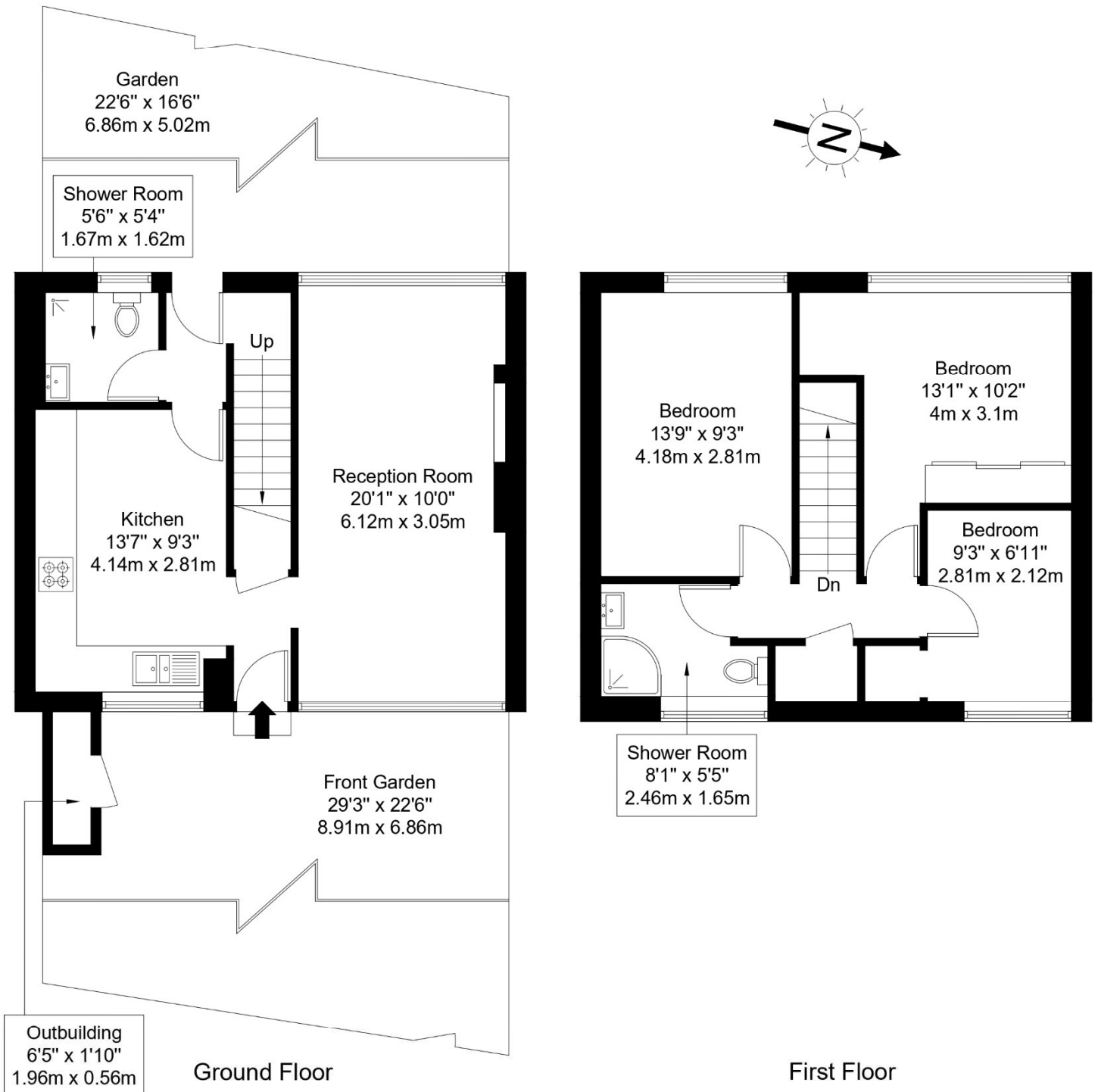
Approx Gross Internal Area = 83.1 sq m / 894 sq ft

Outbuilding = 1.1 sq m / 12 sq ft

Garden = 29.9 sq m / 322 sq ft

Front Garden = 55.7 sq m / 600 sq ft

Total = 169.8 sq m / 1828 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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