

**RESIDENTIAL INVESTMENT**

11 Abingdon Close

London, NW1 9UP

Residential Investment

3 Bedroom Flat With Own Terrace

Long Leasehold For Sale

862 sq ft
(80.08 sq m)

- Residential Investment
- 3 Bedroom Flat With Own Terrace
- Self Contained
- Rental Income: £33,600.00 Per Annum
- Ex Council Building
- 125 Year Lease From 13/01/2003
- £650,000 With The Benefit Of The Current Income
- Located On The Famous Camden Square

Summary

Available Size	862 sq ft
Price	£650,000
Legal Fees	Each party to bear their own costs
EPC Rating	D (64)

Location

The property is located in this highly sought after residential area on the east side of Abingdon Close, immediately off Camden Square, Murray Street, Camden Road & York Way. Camden & Kings Cross is well known for its amenities, including many well known retailers, restaurants & bars including the famous Camden Market and within close proximity to the newly regenerated Kings Cross area with many well known tech companies Headquarters buildings including Meta & Google. Regents Canal is within walking distance. Transport facilities are excellent with both Camden Town Underground Station (Northern Line) & Camden Road Overground are within walking distance of the property. Kings Cross rail stations, St Pancras Eurostar are also close by.

Description

Comprises a 3 bedroom flat lounge, fully fitted kitchen and bathroom with a small terrace area and balcony, arranged on the First floor of this ex Council purpose built block within this highly desirable part of Camden. The flat is currently Let on an Assured Periodic Tenancy.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 3 Bedroom Flat	862	80.08	Available
Total	862	80.08	

Tenancy

The flat is let on an Assured Periodic Tenancy from 01/04/2025 at a rental of £33,600 per annum.

Tenure Leasehold

The flat is held on a 125 year Lease from the 13th January 2003 at a ground rent of £250 per annum
(Land Registry Title Number: (NGL861770)

Price

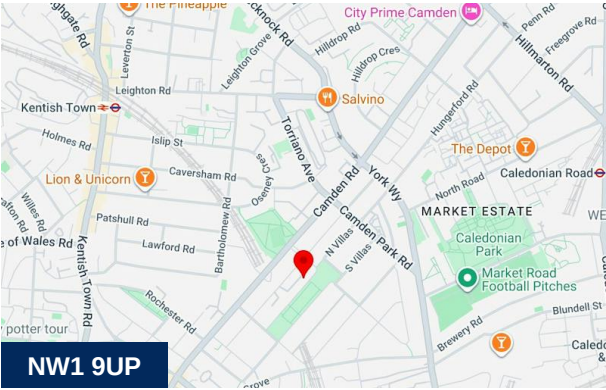
£650,000 with the benefit of the rental income.

Identification

In accordance with Anti Money Laundering Regulations two forms of identification will be required for the successful purchaser.

Viewing

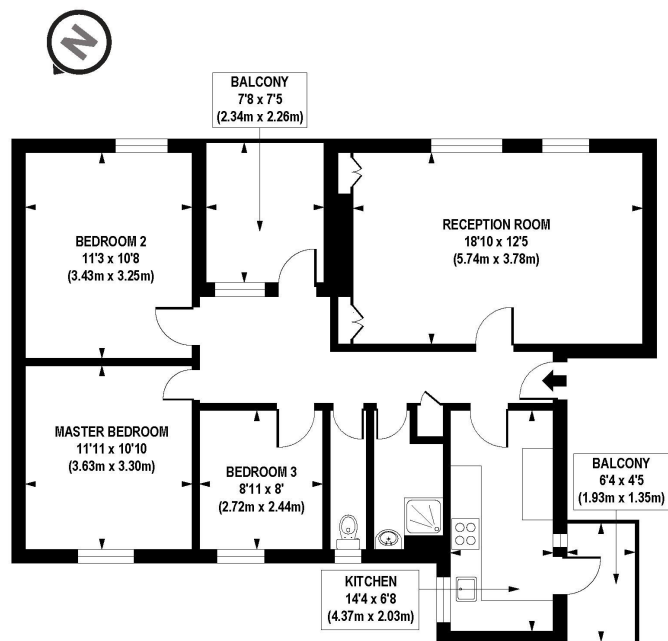
Strictly by appointment through SOLE Agents above.



Viewing & Further Information



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FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 903 sq. ft / 83.89 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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