

**Camden Office**

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**YORK WAY, CAMDEN, N7**  
**£275 per week****Preliminary Details**

A one bedroom top floor flat situated on York Way close to the shops, restaurants and amenities of nearby Camden and Islington. The property is very spacious and benefits from wooden flooring throughout with accommodation comprising; open plan kitchen/living area with kitchen breakfast bar and stools, large double bedroom with built-in wardrobes, bathroom with shower over bath. The property is smart and well presented and would ideally suit a professional couple or a single person. The property has excellent transport links to central London via tube or bus with Caledonian Road and Kentish Town stations nearby.

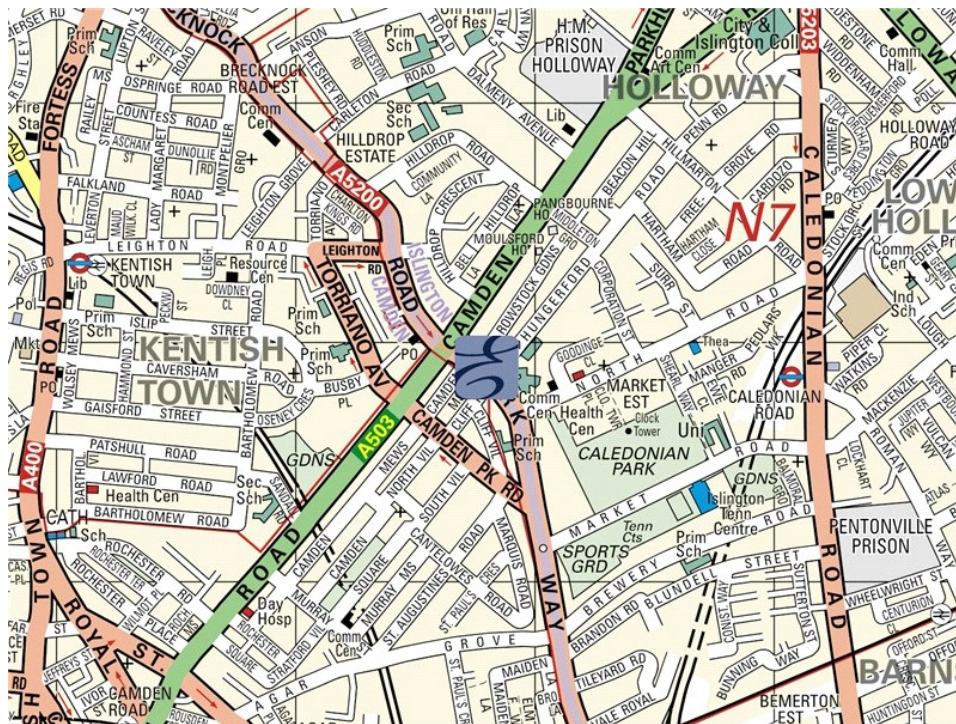
**1 Bedroom • 1 Bathroom**


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### Area Overview

Hugely popular with students, Camden has much to offer in terms of lively night life and the open air and utterly absorbing Camden Market. Camden tends to offer good value accommodation given its proximity to the city centre, with prices rising sharply towards Regents Park. Flats tend to be converted Victorian terraces, but it is still possible to find a good selection of 3 & 4 bedroom houses which are favoured by sharers.



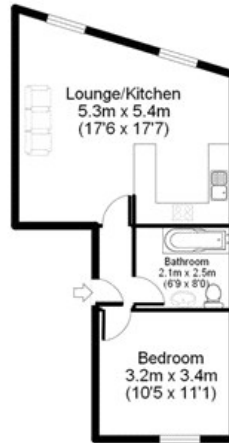
York Way, Camden  Caledonian Road (0.4M),  Kentish Town (0.6M),  Kentish Town (0.6M)

### Council Tax Bands


Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285



**York Way  
N7**

APPROX GROSS INTERNAL FLOOR AREA: 454 sq. ft / 42 sq. m



Floorplan for identity purposes only.  
Measurements are approximate and not to scale.

FloorPlan Created by  London Energy

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>68</b>	(55-68) <b>D</b>	<b>55</b>	<b>62</b>
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR YORK WAY, CAMDEN, N7



### York Way

With a diverse range of independent traders, York Way provides a lifeline for the local community. Nearby is the Lord Stanley pub which is rightly popular with locals and offers excellent gastropub style food.

🚶 100m (2 mins) from York Way



### The Unicorn

A delightful pub located on the corner of Brecknock and Camden Roads, which attracts a wide range of customers due to its friendly and welcoming atmosphere. Now self styled as a "rock pub", it offers a good range of free live music throughout the week, pub games and a great selection of beers, wines and spirits.

🚶 100m (2 mins) from York Way



### Camden Square

Located between Kentish Town and Camden Town, Camden Square provides an informal, but stunning open gardens, providing a diverse and sustainable habitat for wild birds, along with a vibrant activity centre for young children.

🚶 500m (8 mins) from York Way



### Camden Lock

Established in 1973, Camden Lock market continues to attract some of the capitals most creative individuals. With its eclectic mix of stalls, restaurants and bars the newly refurbished market attracts visitors from all over the world.

🚶 1500m (25 mins) from York Way



### Jazz Cafe

Since it originally opened in 1990, the Jazz Cafe has become a favourite jazz, soul, funk, dance and hiphop venue. With a long history of popular intimate gigs as well as a great value for money restaurant, the Jazz Cafe has a well-earned reputation as a cool and laid back must-visit club.

🚶 1500m (25 mins) from York Way



### Emirates Stadium

The home of Arsenal football club, the Emirates Stadium is the third largest stadium of its kind in the UK with a capacity of over 60,000. Located in North London, the stadium is remarkable piece of modern architecture, providing a first class sporting experience, as well as a well-earned reputation as a leading conference and music venue.

🚶 1500m (25 mins) from York Way