

Camden Office

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**FERDINAND STREET, CAMDEN, NW1**
£375 per week**Preliminary Details**

This stylish two bedroom property is excellently located on a residential street leading into the heart of Camden Town. The flat itself has been fitted to a high standard and the property benefits from double glazing, and is set over two floors with accommodation comprising; living room/kitchen, two double bedrooms, bathroom with shower over bath and roof terrace. The first floor living room/kitchen has quite low ceilings so perhaps would be less suitable for taller applicants. The flat in general has a very contemporary design and the property benefits from some bespoke furniture and fittings which makes the flat ideal for a professional couple or sharers.

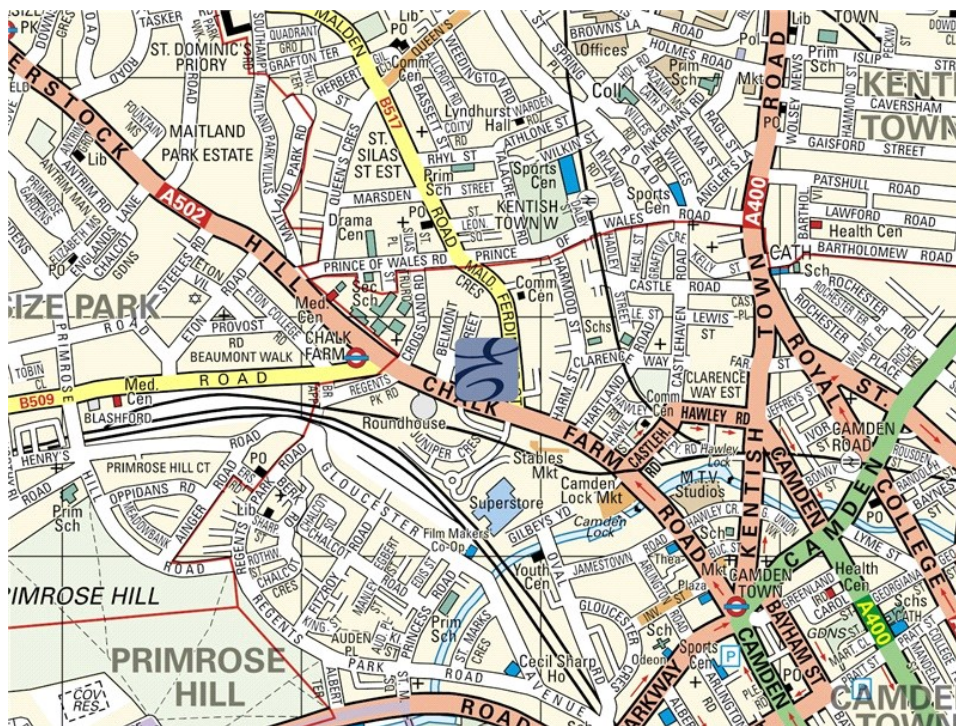
**2 Bedroom • 1 Bathroom**

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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.



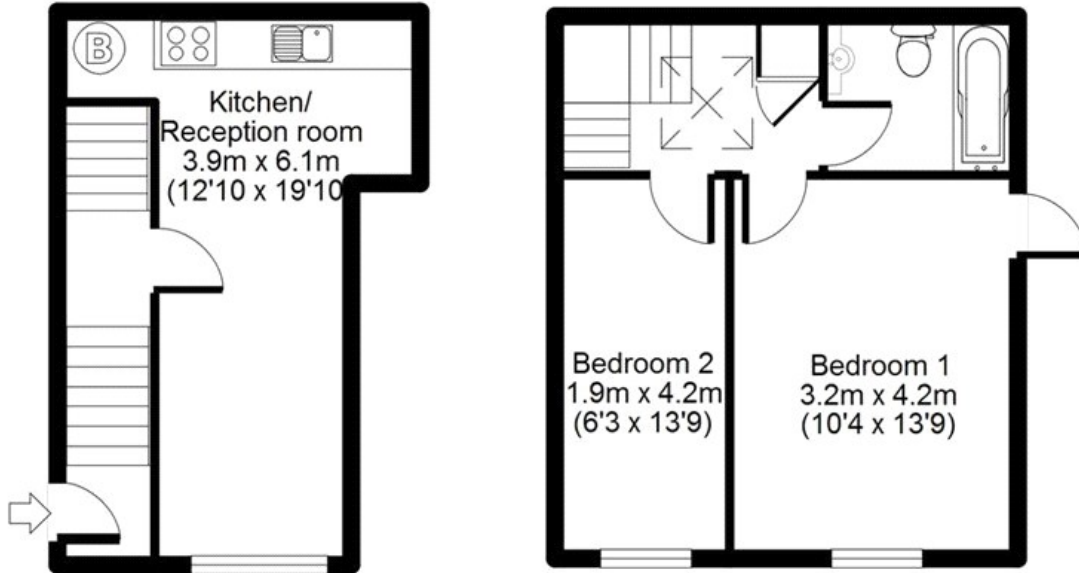
Ferdinand Street, Camden 🚇 Chalk Farm (0.2M), 🚇 Kentish Town West (0.2M), 🚇 Camden Town (0.4M)

Council Tax Bands



| Council | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H |
|---------|--------|---------|---------|---------|---------|---------|---------|---------|
| Camden | £ 888 | £ 1,035 | £ 1,183 | £ 1,331 | £ 1,627 | £ 1,923 | £ 2,219 | £ 2,663 |
| Average | £ 761 | £ 888 | £ 1,015 | £ 1,142 | £ 1,396 | £ 1,650 | £ 1,904 | £ 2,285 |

Ferdinand Street, NW1

APPROX GROSS INTERNAL FLOOR AREA: 551 sq. ft / 51 sq. m



Floorplan for identity purposes only
 Measurements are approximate and not to scale
 Measurements are to room extremities unless stated

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|-----------|---|---|-----------|---|
| | Current | Potential | | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | | <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | 65 | (55-68) D | | 65 |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | 38 | | (21-38) F | 37 | |
| (1-20) G | | | (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | | <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC  | England & Wales | | 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR FERDINAND STREET, CAMDEN, NW1



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.

🚶 400m (7 mins) from Ferdinand Street



Regents Canal

Part of the Grand Union Canal, the Regents Canal starts at Little Venice and ends at the Limehouse Basin, in the Docklands. As one of the capitals best kept secrets, the canal, which was formed in 1812, passes some of the most popular attractions, such as London Zoo and the bustling Camden market.

🚶 400m (7 mins) from Ferdinand Street



Camden Market

In 1974 a weekly craft market was set up, from which Camden Lock has grown and grown. The Camden Markets, including the Stables Market, Inverness Street Market and the Camden Lock, attract nearly 100,000 people every weekend, making it the fourth most popular tourist attraction in London

🚶 400m (7 mins) from Ferdinand Street



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.

🚶 700m (12 mins) from Ferdinand Street



Earl of Camden Pub

A spacious and friendly pub which is perfectly located in the midst of all the local Camden attractions. With a neighbourhood pub feel, it attracts a mixed crowd and is perfect for people watching along Parkway or a casual drink with friends.

🚶 800m (13 mins) from Ferdinand Street



Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 900m (15 mins) from Ferdinand Street