

## Camden Office

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## **RYLAND ROAD, CAMDEN, NW5** **£645 per week**

### **Preliminary Details**

This spacious four bedroom house is ideally situated moments from Kentish Town West Overground station and less than a ten minute walk to Kentish Town tube station (Northern line) offering great transport links. The property benefits from original features and wood flooring throughout with accommodation comprising; good sized living room, separate large eat-in kitchen, downstairs WC, private patio garden, four double bedrooms, bathroom with shower over bath and good loft storage space. The property would be perfect for four professional sharers and is also a short walk from the amenities of Kentish Town Road and Camden Town. Viewing is highly recommended.



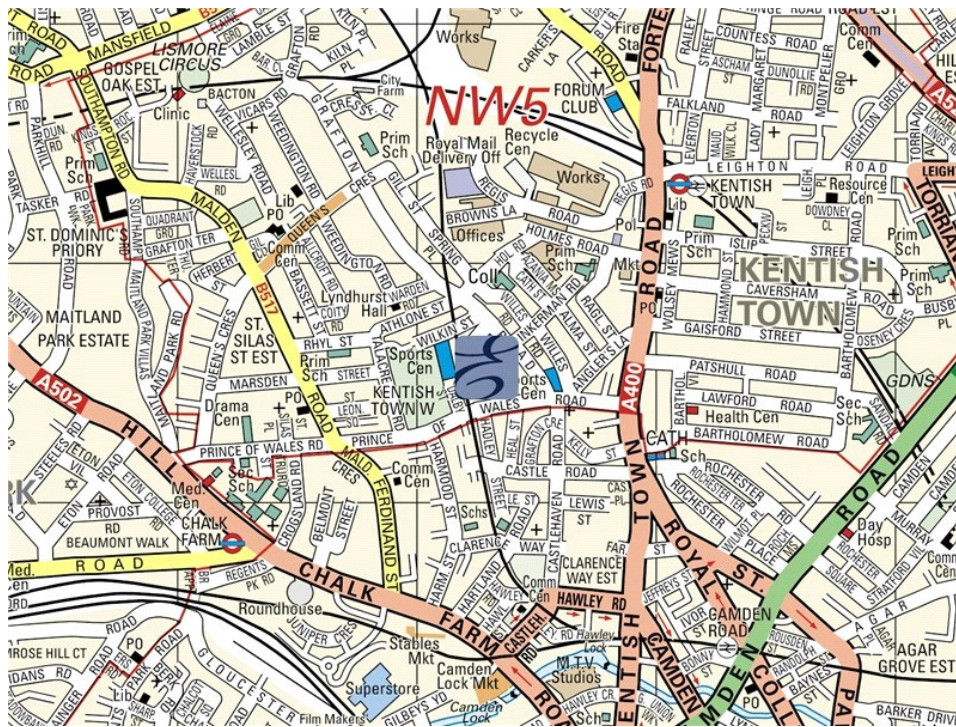
### **4 Bedroom • 1 Bathroom**




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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.



Ryland Road, Camden  Kentish Town West (0.1M),  Kentish Town (0.3M),  Kentish Town (0.3M)

## 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

**Ryland Road  
NW5**

APPROX GROSS INTERNAL FLOOR AREA: 1008 sq. ft / 94 sq. m



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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>65</b>	(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>	<b>54</b>		(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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 RYLAND ROAD, CAMDEN, NW5



### 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.

🚶 700m (12 mins) from Ryland Road



### 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.

🚶 700m (12 mins) from Ryland Road



### 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

🚶 700m (12 mins) from Ryland Road



### 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.

🚶 1000m (17 mins) from Ryland Road



### 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.

🚶 1000m (17 mins) from Ryland Road



### 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.

🚶 1000m (17 mins) from Ryland Road