



**BIG PRICE REDUCTION !!**

## **72 Rochester Place**

**London, NW1 9JX**

**A modern, freehold studio style property that is suitable for a variety of uses and is situated mid way between Camden Town and Kentish Town**

**1,350 sq ft**  
(125.42 sq m)

- Polished concrete floors
- New toilets
- New fitted kitchen
- Comfort cooling
- Underfloor heating
- All accommodation on ground floor
- Secure external bike storage area
- Easy walk to Kentish Town + Camden Town stations
- Freehold for sale

# 72 Rochester Place, London, NW1 9JX

## Summary

<b>Available Size</b>	1,350 sq ft
<b>Price</b>	£950,000
<b>Rates Payable</b>	£22,206 per annum
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

A spacious, ground floor, former warehouse property that has been converted to a stark, open plan studio style use. This property has a voluminous feel with an open pitched roof, exposed steel roof trusses and industrial style lighting. Recently upgraded with a new fitted kitchen and WC's.

## Location

Rochester Mews is a quaint cobble stoned street that is an approximate 7 minutes walk from Kentish Town Road Underground Station (Northern Line) and 10 minutes walk to Camden Town Underground Station (Northern Line). Camden Road (Overground service) station is 4 minutes away

72 Rochester Place is situated on the northern eastern aspect and is a short walk to Kentish Town Road and its shops, restaurants and bars.

## Accommodation

The accommodation comprises the following floor area, price and payable business rates:

Name	sq ft	sq m	Price	Rates Payable
Ground	1,350	125.42	£950,000	£22,206 /annum

## Tenure

The freehold interest in 72 Rochester Place is being sold.

## VAT

This property is unelected for VAT. Therefore, the purchase price will not be subject to VAT.

## Inspections

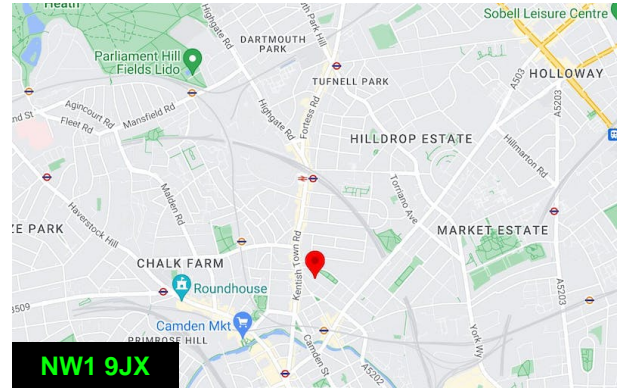
Via The Vendor's joint sole agents, David Shapiro of Ashurst Real Estate or Neil Sint of Bruce Commercial.

## Visit this property's dedicated website

You will find further information, photos and a floor plan at <https://bit.ly/72RochesterPlace>

## Ashurst Real Estate

Take a look at our other available properties at <https://bit.ly/AshurstREproperties>



## Viewing & Further Information

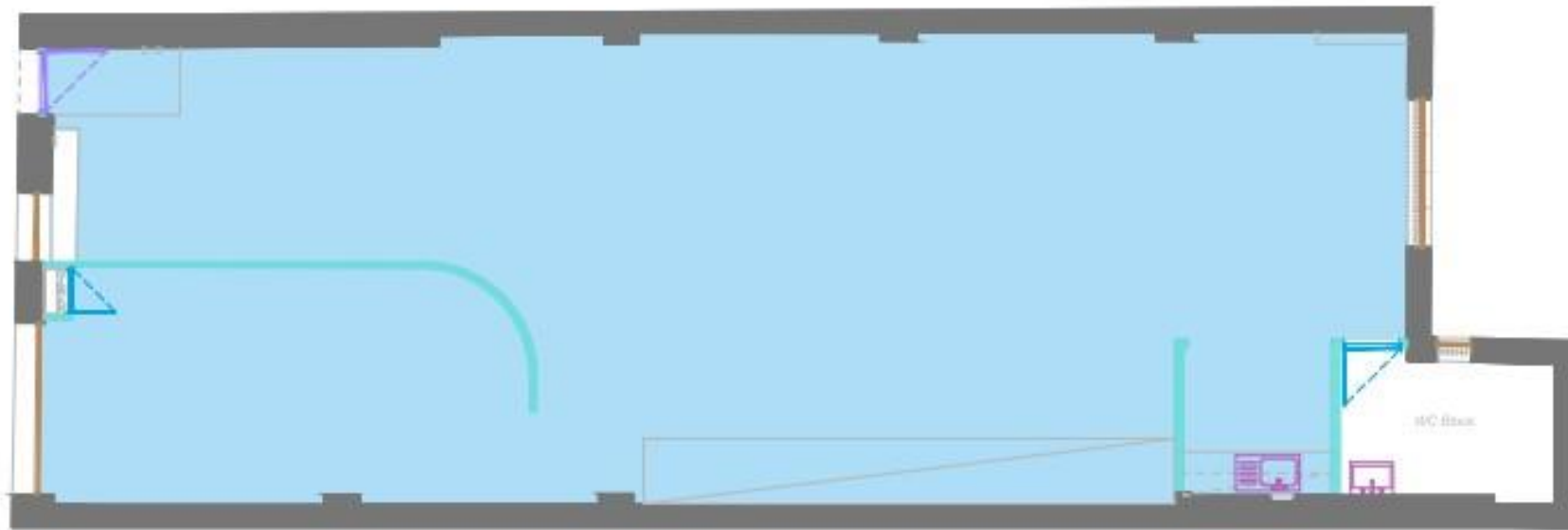


### David Shapiro

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*Ground Level Floor Plan*