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Allen Goldstein - Bloomsbury  
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## Pratt Street NW1

Well Designed 3 Bed Garden Flat  
in Camden, NW1

£625,000 Leasehold

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### Description

A well designed and roomy three bedroom maisonnette split over two floors with a study that can be used as the third bedroom.

This property consists of two double bedrooms with built in wardrobes and study (can be used as the third bedroom) which also has a built in wardrobe

The large lounge leads into a patioed garden via a glass which floods in a lot of natural light into the property..

A good sized separate fully fitted kitchen with all with modern appliances including a dishwasher adds to the comforts of this wonderful home.

The three piece bathroom is semi tiled, there is also another separate WC making it ideal for sharers.

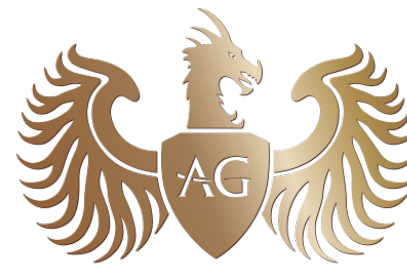


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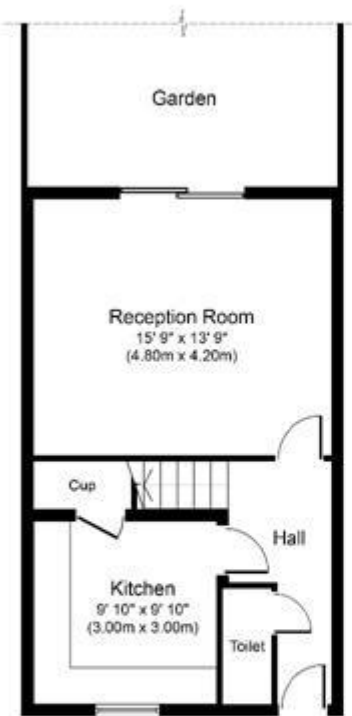
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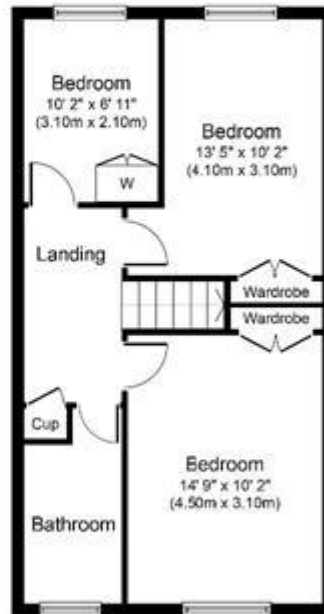
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**Ground Floor**



**First Floor**

**Approx. Gross Internal Floor Area 920 sq. ft. (85.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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