



TONY ALAN ESTATES

2B CROWNDALE ROAD, , NW1 1TT

OFFERS INVITED £570,000





#### THE PROPERTY:

A spacious and well-presented three/four double bedroom second-floor flat/maisonette, superbly located on Crowndale Road in the heart of Mornington Crescent, NW1. This versatile property offers generous accommodation and represents an excellent opportunity for owner-occupiers, first-time buyers, or investors seeking a high-demand central London location.

The accommodation comprises three generously sized double bedrooms and a large separate reception room, which can alternatively be used as a fourth double bedroom, offering flexible living and strong rental appeal. The property further benefits from a fully tiled modern bathroom, neutral décor throughout, and stylish wood flooring, creating a bright and welcoming living environment.

The flat is well laid out and ready for immediate occupation, while also offering scope for personalisation. Its size, layout, and location make it particularly attractive to landlords, professional sharers, or buyers seeking long-term value in a prime London setting.

#### LOCATION:



Crowndale Road is ideally positioned within the highly sought-after Mornington Crescent / King's Cross / Euston area, offering exceptional access to Central London and beyond. The location is popular with professionals, students, and investors due to its connectivity and vibrant local scene.

Excellent transport links are available via Mornington Crescent Underground Station, Euston Station, and King's Cross St Pancras, providing access to multiple Underground lines, National Rail services, and international travel via Eurostar. A wide variety of local shops, cafés, restaurants, and amenities are within easy reach, along with nearby green spaces such as Regent's Canal and Regent's Park.

#### PROPERTY DESCRIPTION DISCLAIMER:

Tony Alan Estates act as the seller's agent for this property. The details contained within this listing are provided for general guidance only and do not form part of any offer or contract. Every care has been taken in preparing the property information; however, the accuracy of the description, floor plans, measurements, photographs, and other details cannot be guaranteed. Prospective purchasers must satisfy themselves as to the correctness of any information by inspection or by consulting a qualified professional.

The seller has confirmed the information provided, unless marked as a draft. Tony Alan Estates may not have visited or measured the property directly, and some details may have been supplied by the vendor. Any fixtures, fittings, appliances, or services referred to have not been tested and no warranty is given as to their condition or functionality.

If you require clarification on any point, please contact our office before making arrangements to view or submit an offer. All formal enquiries, including legal and structural matters, should be directed to your appointed solicitor or surveyor.



In accordance with UK legislation, successful buyers will be required to complete anti-money laundering (AML) and proof of funds checks before a memorandum of sale can be issued. Tony Alan Estates may use an approved third-party provider to carry out these checks, and a non-refundable fee may be payable directly to that provider.

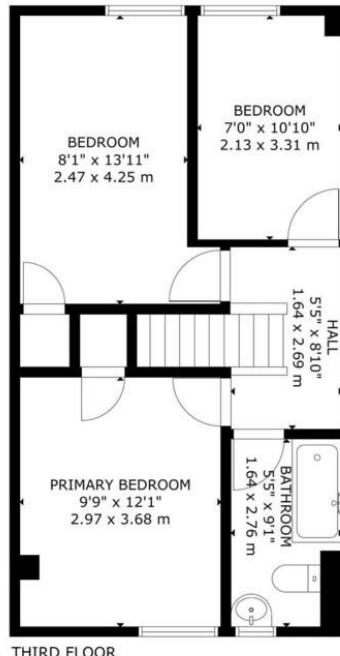




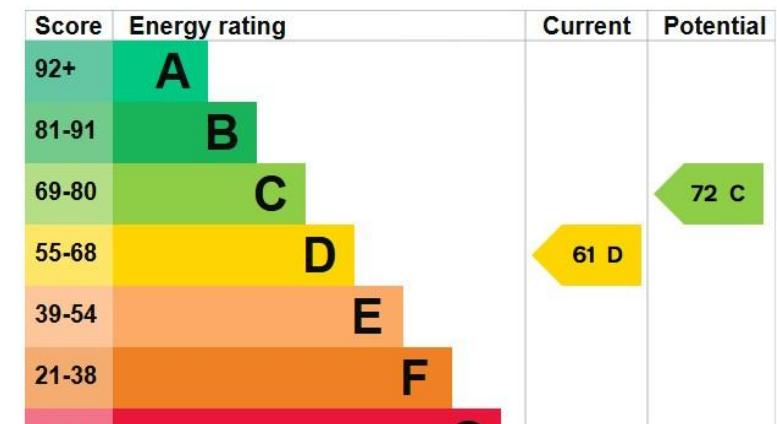


## **Features**

- Three Bed, 2<sup>nd</sup> Floor Maisonette
- Fitted Kitchen and Spacious Living Room
- Bathroom & Separate Toilet
- Balcony
- Location - Crowndale Road is ideally positioned within the highly sought-after Mornington Crescent / King's Cross / Euston area, offering exceptional access to Central London and beyond. The location is popular with professionals, students, and investors due to its connectivity and vibrant local scene.
- Excellent transport links are available via Mornington Crescent Underground Station, Euston Station, and King's Cross St Pancras, providing access to multiple Underground lines, National Rail services, and international travel via Eurostar.
- Local Authority - Camden
- Council Tax Band - Band: D.
- Council Tax Cost (2025/26) - £1,872.32
- Tenure – Leasehold – 125 years from 27 November 2006
- Service Charge – £2,386.24 (Per Year)
- Current Rent - £ 3,878pcm (8.16% Yield)



GROSS INTERNAL AREA  
TOTAL: 81 m<sup>2</sup>/869 sq ft  
SECOND FLOOR: 38 m<sup>2</sup>/408 sq ft, THIRD FLOOR: 43 m<sup>2</sup>/461 sq ft  
EXCLUDED AREAS: BALCONY: 3 m<sup>2</sup>/30 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Monday- Friday: 9am- 6.30pm  
Saturday: By Appointment  
Sunday: Closed

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.