

**CAMDEN STREET, NW1
OFFERS IN EXCESS OF
£425,000 SHARE OF FREEHOLD**

A chain free one bedroom flat, set on the lower ground floor with its own entrance and with direct access to a private patio garden.





The property is set on the corner of Camden Street with St Martins Close, nearest tube station being Camden Town (Northern line) and close to local bus services, shops, cafes, St Martins Gardens (across the road), Camden Lock and Camden market alongside the Regents Canal. The property is located less than a mile to the Kings Cross area for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard, as well as Regents Park and Primrose Hill.

The flat, which offers chain free accommodation, comprises of its own private entrance, a reception room, a separate kitchen, a bedroom, a bathroom, and access to its own patio garden

An internal viewing is recommended.

TENURE: 999 Years Lease from 27th February 2013

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay £600pa - unverified

Parking: We have been advised by the owner street parking with a Camden permit

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media.

Construction Type: Brick

Heating: Gas central heating

Lease Covenants and Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without meeting the costs of preparing a Deed to confirm that a Tenant will observe the lessees responsibilities within the lease. Not to keep any bird, reptile, dog or other animal in the Flat without the written permission of the Freeholder.

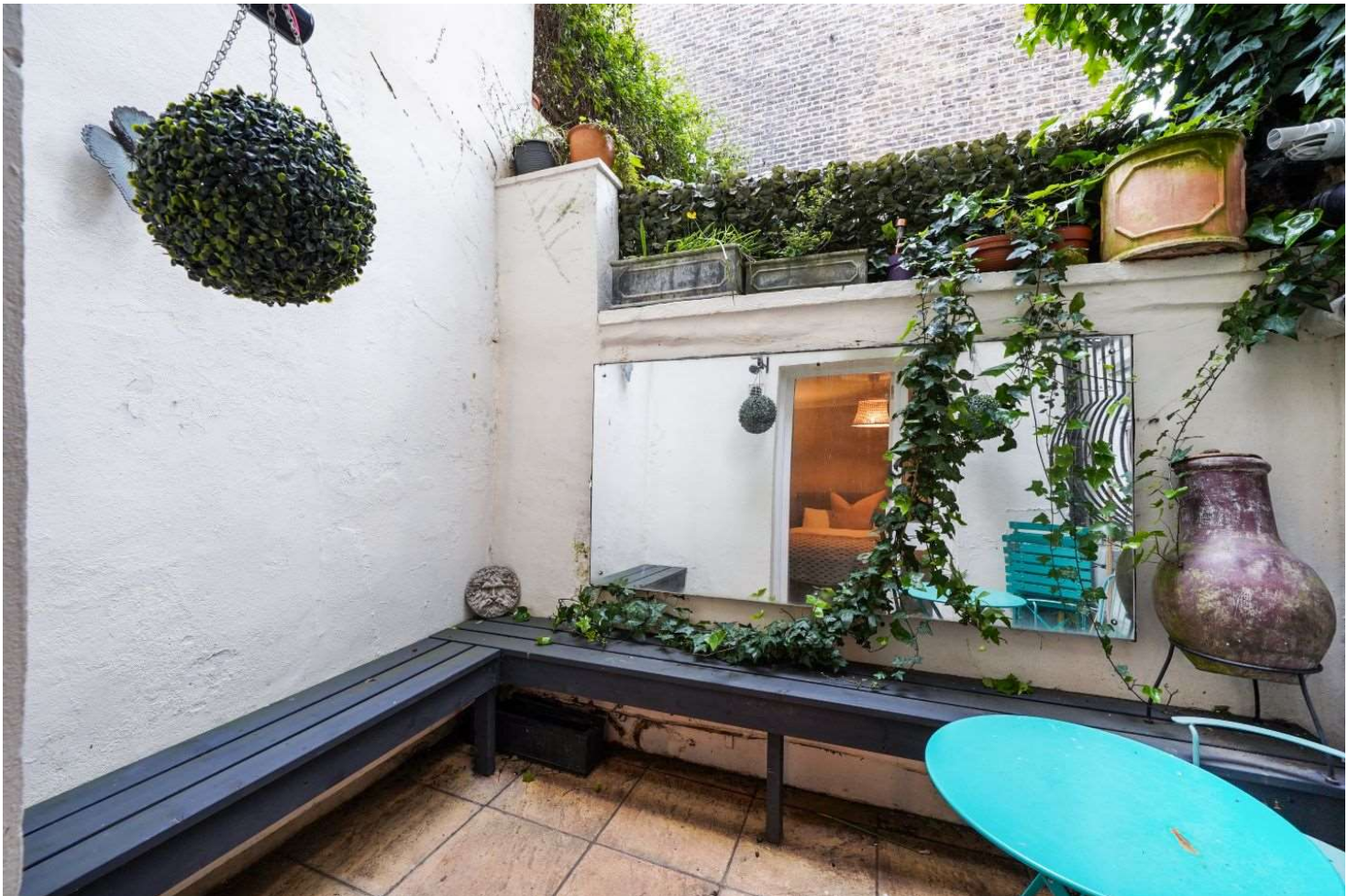
Council Tax: London Borough of Camden - Council Tax Band: C (£1,787.17 for 2024/25).







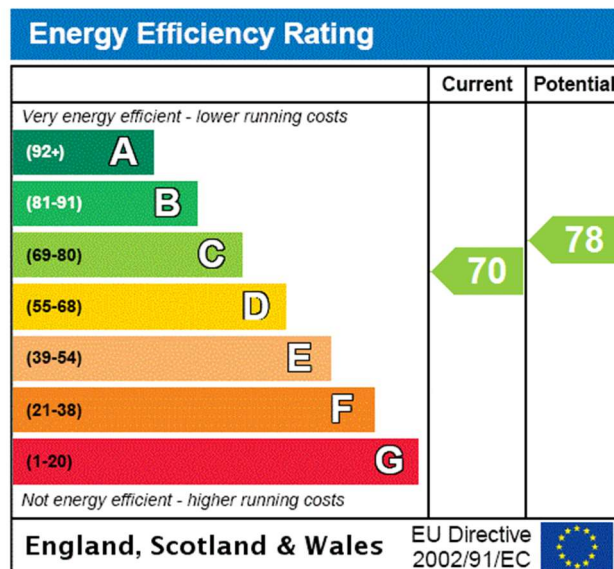






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

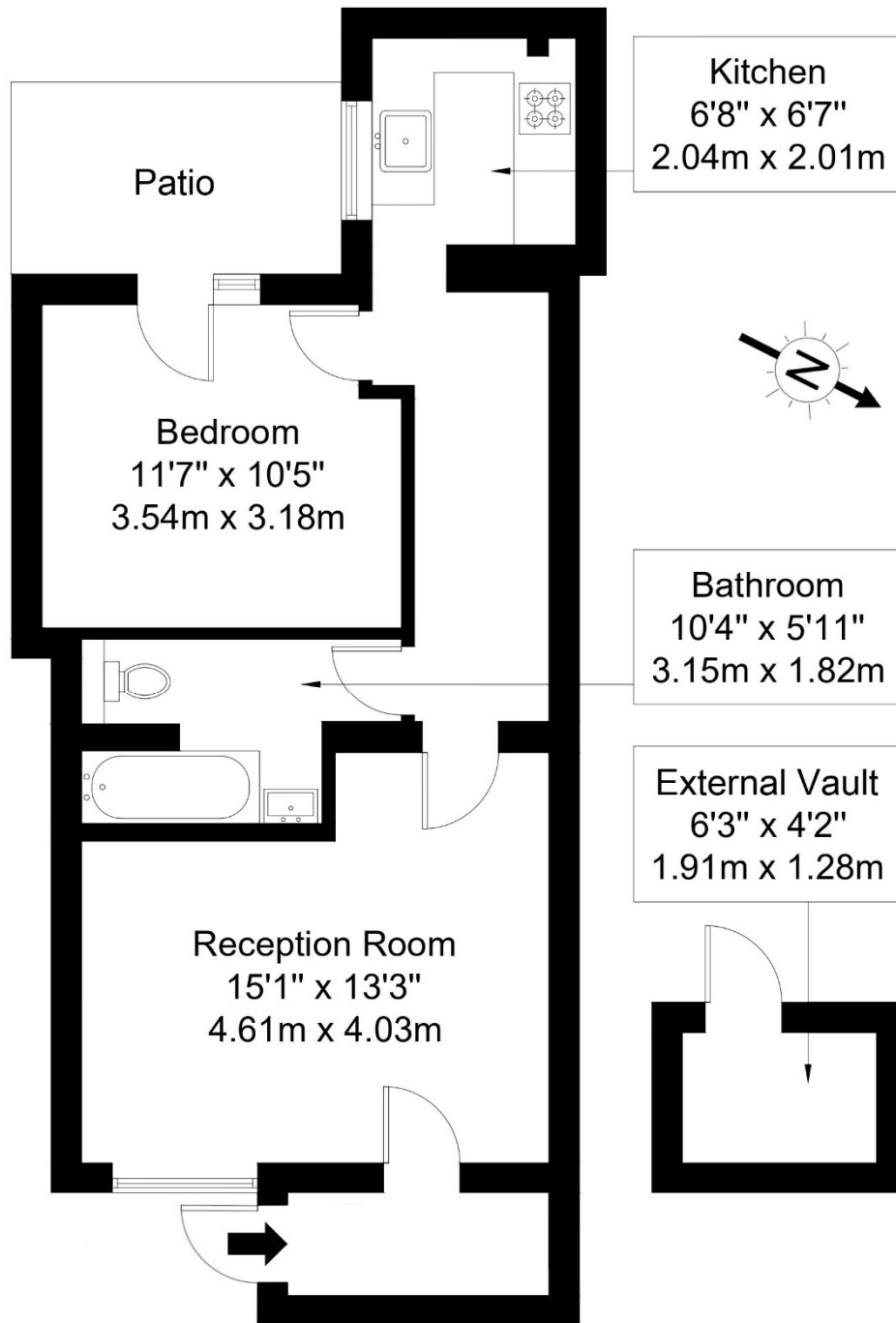


Camden Street, NW1 0HP

Approx Gross Internal Area = 51.2 sq m / 551 sq ft

Patio = 6.1 sq m / 66 sq ft

Total = 57.3 sq m / 617 sq ft



Lower Ground Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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