

**CAVERSHAM ROAD, NW5
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

Offering for sale a delightful, well-presented one bedroom flat, set on the first floor of a substantial period building in Kentish Town.





Caversham Road is located off Kentish Town Road, nearest tube station being Kentish Town (Northern line) and close to of Kentish Town Thameslink, local bus services, shops, cafes, restaurants, & pubs. Camden Town is served by bus services from Camden Road and Kentish Town Road, for its amenities including Camden Lock and Camden Market alongside The Regents Canal.

This super flat comprises a reception room with an open plan kitchen to the front of the flat, a shower room & a bedroom to the flats rear.

TENURE: 125 Years Lease from 30th March 1998

GROUND RENT: £10p.a

SERVICE CHARGE: £649.32 – For period ending 31.03.2023 – For buildings insurance, block repairs and maintenance and other communal charges

Parking: The owner has advised on street permit

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

Broadband and Data Coverage. Ultrafast Broadband services are available (Openreach, Virgin Media, G Network, Community Fibre) and the area has 5G data coverage for mobile phones.

Construction Type: We have been advised by the owners brick and slate,

Heating: Gas central heating

Lease Covenants: Premises not to be used for trade or office. Floors to be covered substantially with carpet except the kitchen and bathroom. Alternatively a cork, rubber covering or other suitable material for avoiding the transmission of noise may be used instead of carpets.

Lease Restrictions: Not to keep articles in the common parts. Not to keep an animal, bird, reptile or insect in the flat without the written permission of the Freeholder.

Council Tax: London Borough of Camden -Council Tax Band: D (£1,900.16 for 2023/2024)







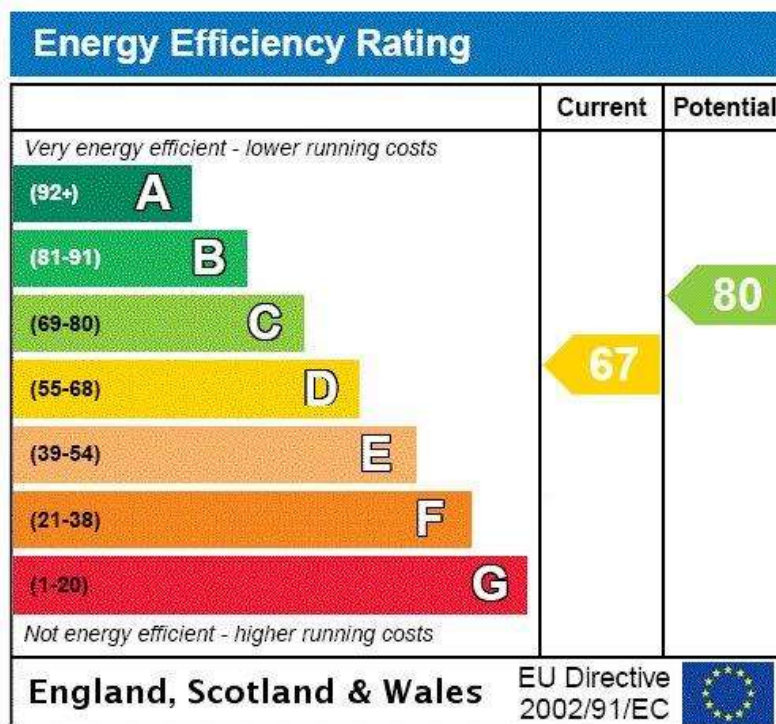






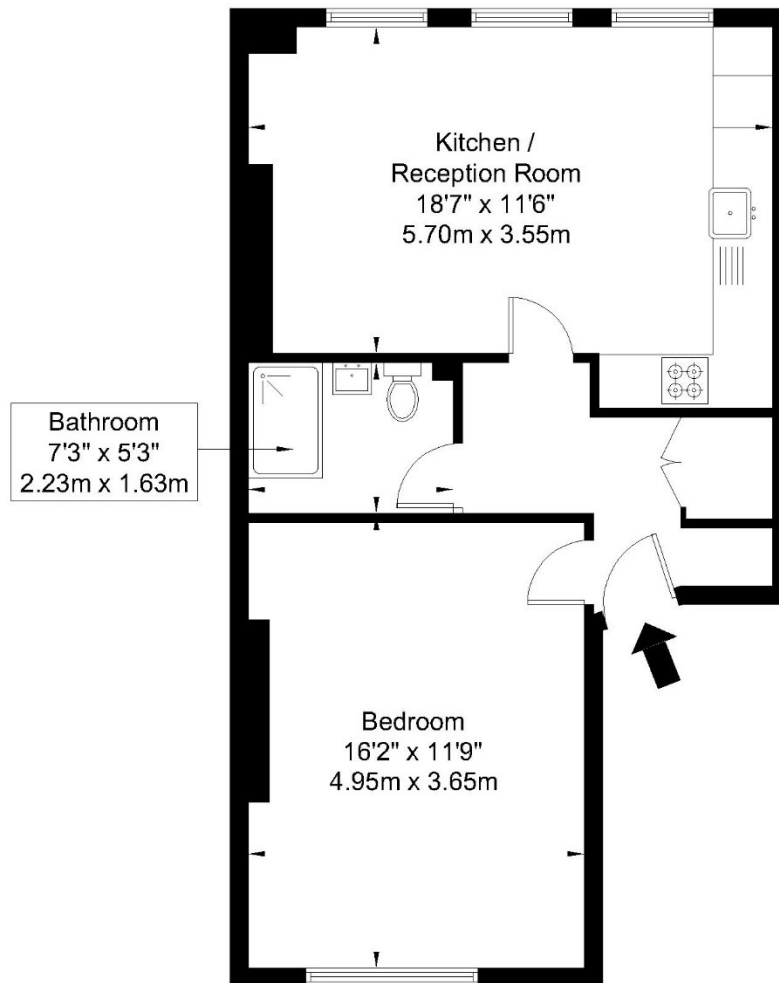
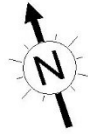
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.



Caversham Road, NW5 2DR

Approx Gross Internal Area = 50 sq m / 538 sq ft



First Floor

Ref:

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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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