

**KENTISH TOWN ROAD NW5
£525,000 LEASEHOLD**

A two bedroom split-level chain-free maisonette, set on the second & third (top) floors, with its entrance to the rear, located off an access road off Patshull Road, and own private roof terrace





The property offers accommodation over the top two floors of a building, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. The Camden Town area is a bus ride away from Kentish Town Road, for its amenities and attractions including Camden market alongside The Regents Canal in one direction, with Parliament Hill Fields with Hampstead Heath beyond in the other.

The flat, which is set above commercial premises, comprises a reception room with an open plan kitchen on the second floor, with stairs up to a bathroom and two bedrooms on the third (top) floor above

| | |
|-------------------------------------|--|
| TENURE: | 125 Years Lease from 20th January 2006 |
| GROUND RENT: | £250 p.a and increasing throughout the term of the lease |
| SERVICE CHARGE: | £250pa for 2023 /// £489.85 Buildings insurance period 10.02.23 – 09.02.24 |
| Parking: | To be advised |
| 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: | We have been advised by the owners brick with tiled/felt roof |
| Heating: | Gas |

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of the other flat comprised in the Mansion shall be kept in the Flat. To carpet the floors in all rooms in the Flat excepting only for the kitchen, lavatory and bathroom therein.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,010.57 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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

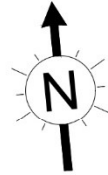
Kentish Town Road, NW5 2AG


Approx Gross Internal Area = 57.4 sq m / 618 sq ft

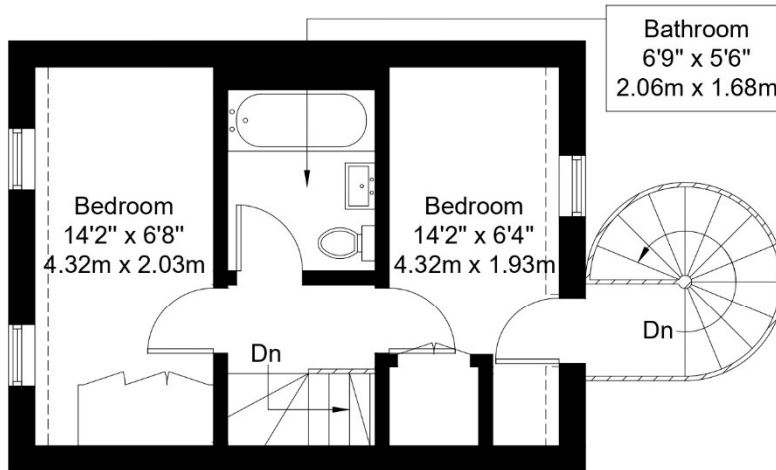
Restricted head height = 1.1 sq m / 12 sq ft

Terrace = 17 sq m / 183 sq ft

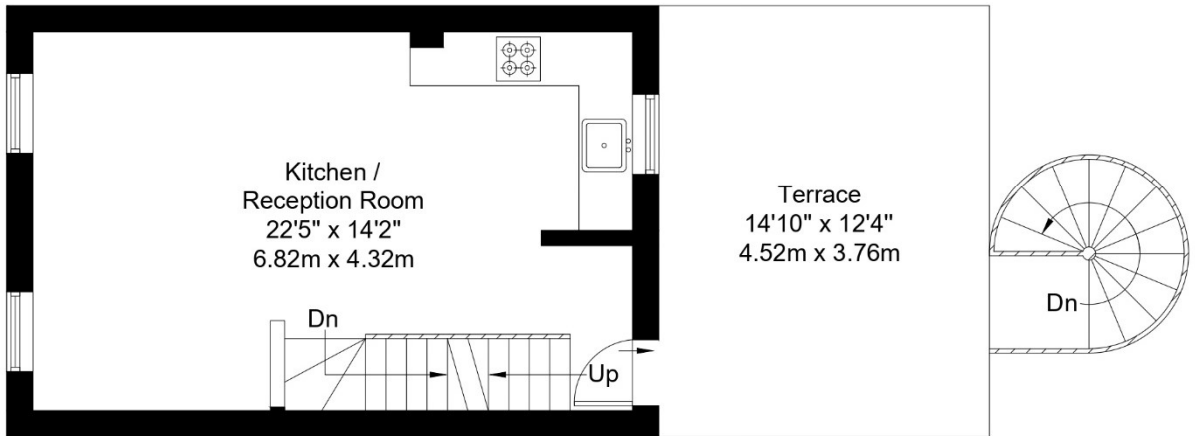
Total = 75.5 sq m / 813 sq ft



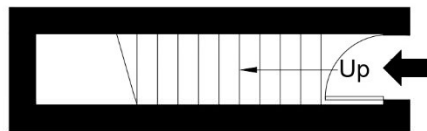
 = Reduced headroom below 1.5m / 5'0



Third Floor



Second Floor



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. 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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