

**CAMDEN ROAD N7
OFFERS IN EXCESS OF
£650,000 LEASEHOLD**

A spacious and very well presented two bedroom flat set on the raised ground floor of a substantial period building, with direct access to a communal rear garden.





The property is located on the corner of Camden Road with Hilldrop Crescent, nearest tube stations being Kentish Town (Northern line), Caledonian Road (Piccadilly line) & Tufnell Park (Northern line) and close to good local bus services and shops. The Camden Town area is a bus ride away from Camden Road, for its attractions including Camden Market alongside The Regents Canal. The Kings Cross area is served by bus services from York Way, 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.

This bright flat offers very well proportioned and super living accommodation and has high ceilings. The property comprises a reception room (which has a dining area) with access through to a bright and airy kitchen, with a door down to the communal garden, two bedrooms, a windowed bathroom with a bath and a shower cubicle and a separate WC.

An internal viewing is highly recommended.

PLEASE NOTE ALL THE PHOTOGRAPHS WERE TAKEN JUNE 2021

TENURE: 215 Years Lease from 25th March 1988 – Expiring on and inc. 24th March 2203

GROUND RENT: £10p.a

SERVICE CHARGE: To be confirmed

Parking: The owner has advised street parking – permit required

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: To be advised

Heating: The owner has advised combi boiler

Lease Restrictions & Covenants: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the building.

Council Tax: London Borough of Islington - Council Tax Band: E (£2,347.32 for 2024/25)









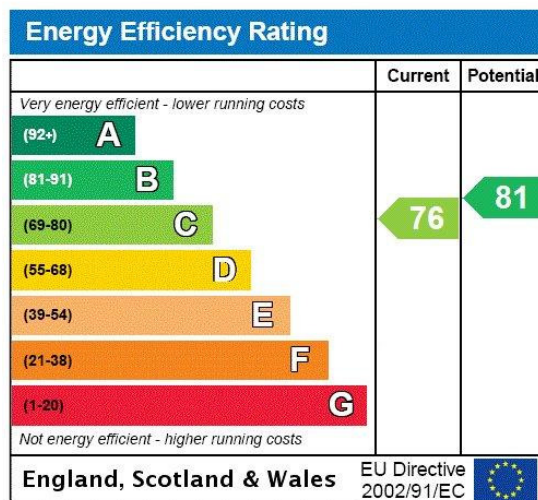




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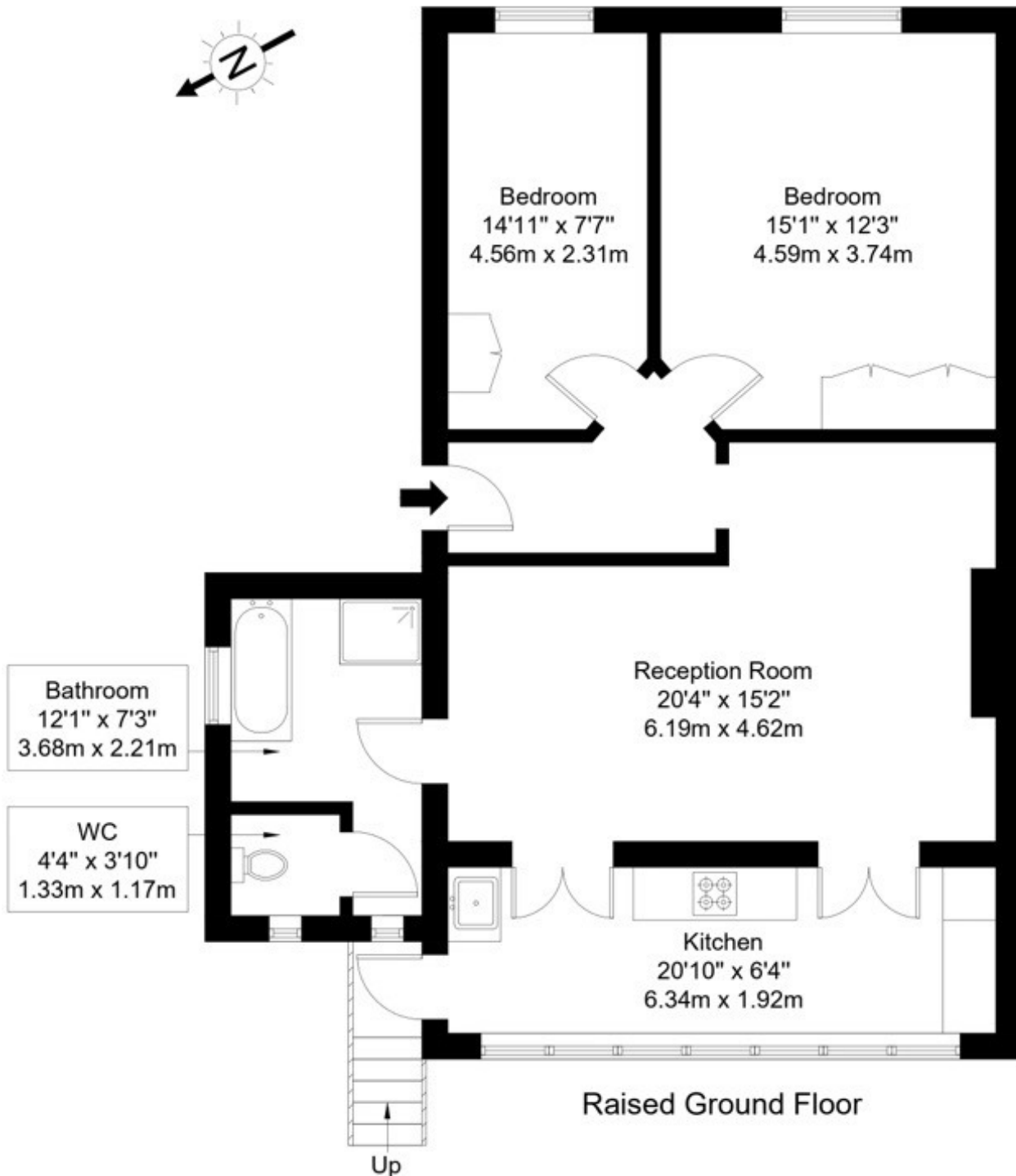
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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 Road, N7 0HR

Approx Gross Internal Area = 82 sq m / 883 sq ft



Ref :

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**B L E U
P L A N**

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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