

**ATHLONE STREET NW5
OFFERS IN EXCESS OF
£375,000 SHARE OF FREEHOLD**

**Offering for sale a well-presented one bedroom flat with
a study area, set on the first floor of a building, located
in Kentish Town.**





Athlone Street is located off Grafton Road, its nearest tube stations being Kentish Town and Chalk Farm (both Northern line) and close to Kentish Town West overground station, Kentish Town Thameslink, local bus services and shops on Kentish Town Road. 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, and Parliament Hill Fields with Hampted Heath beyond in the other.

This flat comprises a reception room, a separate kitchen, a bedroom with steps down to a study area and a bathroom,

TENURE: 999 Years Lease from and including 1st February 2020

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner each flat pays £1,200p.a to cover buildings insurance and to contribute to the freeholds maintenance
- Unverified

Parking: We have been advised by the owner – applications for resident permits via Camden Council

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

Broadband and Data Coverage. Ultrafast Broadband services are available (Openreach, Hyperoptic, G.Network & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: We have been advised by the owner brick with slate roof

Heating: Gas central heating

Lease Covenants & Restrictions: Not to use the premises other than a private dwelling for one family only. No bird, dog or other animal or livestock which may cause annoyance to any owner, lessee or occupier or any other flat in the Building shall be kept in the demised premises. All floors of the demised premises (except for this purpose the floors of any water closet, bathroom, shower compartment and kitchen) shall be covered with carpet or other sound-deadening material approved by the Lessor.

Council Tax: London Borough of Camden - Council Tax Band:B (£1,563.77 for 2024/25).













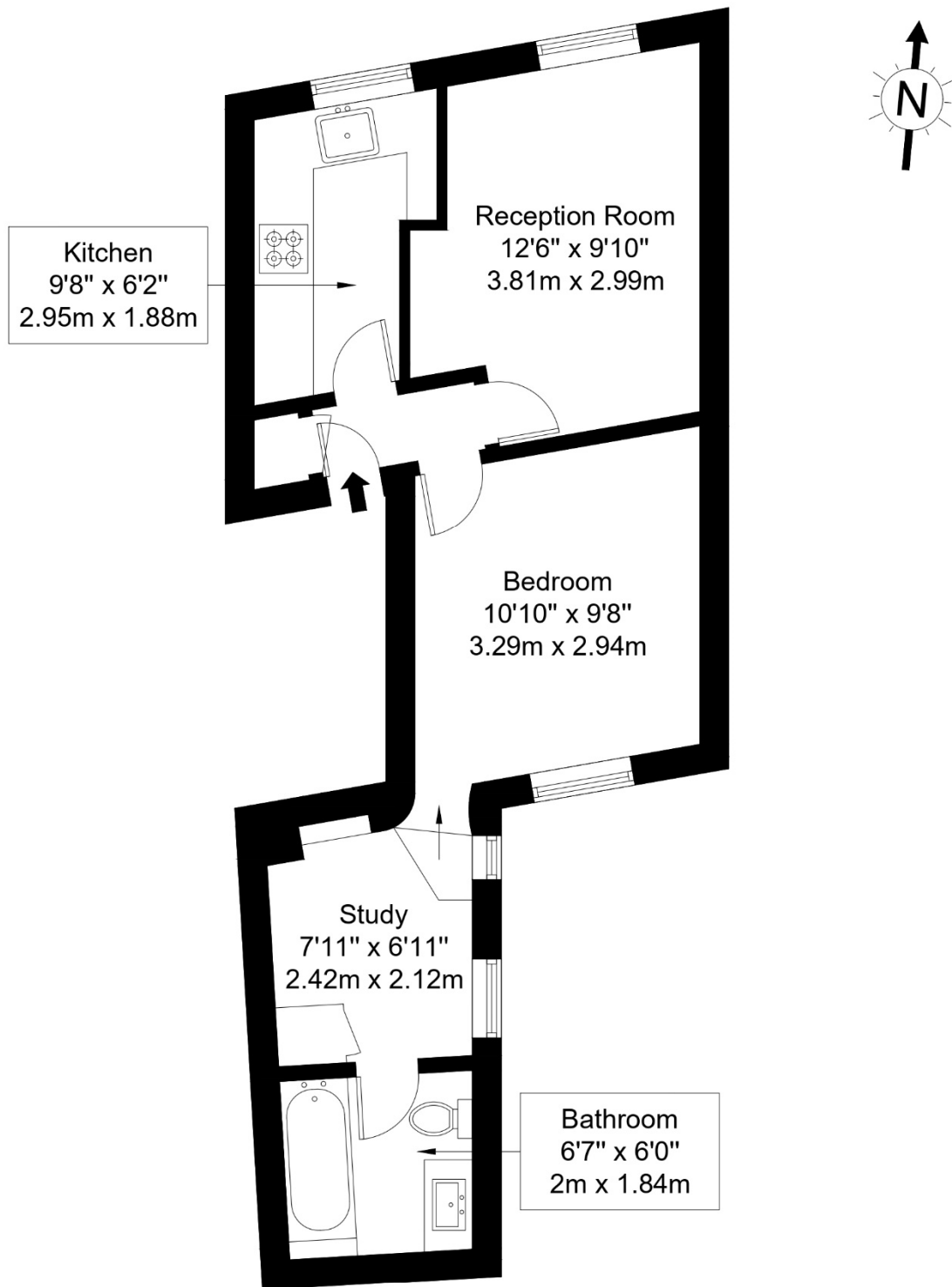
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Athlone Street, NW5 4LL

Approx Gross Internal Area = 36.9 sq m / 397 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. 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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