

**FALKLAND ROAD NW5
OFFERS IN EXCESS OF
£600,000 SHARE OF FREEHOLD**

A spacious two double bedroom chain-free flat in need of modernising throughout, set on the second & third (top) floors of a four storey building, located off Lady Margaret Road in Kentish Town





The property is located along Falkland Road, which is set off Lady Margaret Road, close with the junction of Montpelier Grove, also close to Kentish Town tube station (Northern line) and Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. Parliament Hill Fields with Hampstead Heath beyond & Camden Town, in the opposite direction, are a bus ride away from Kentish Town Road. 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 are a bus ride away from Brecknock Road.

The flat, which has its entrance on the first floor off the communal hallway, is in need of updating. The flat comprises a reception room and a kitchen/breakfast room on the second floor, with stairs up to a windowed bathroom and two double bedrooms on the third (top) floor above.

TENURE:

999 Years Lease from 25th March 1979

SHARE OF FREEHOLD:

SERVICE CHARGE:

We have been advised by the owner he pay 50% of the buildings insurance (2021/2022 - £1,745.00) - and one third of any other communal bill – (service charge 2021/2022 - £232.00) – The owners share for each – All Unverified

Council Tax: London Borough of Camden - Council Tax Band: E (£2,322.42 for 2023/24).















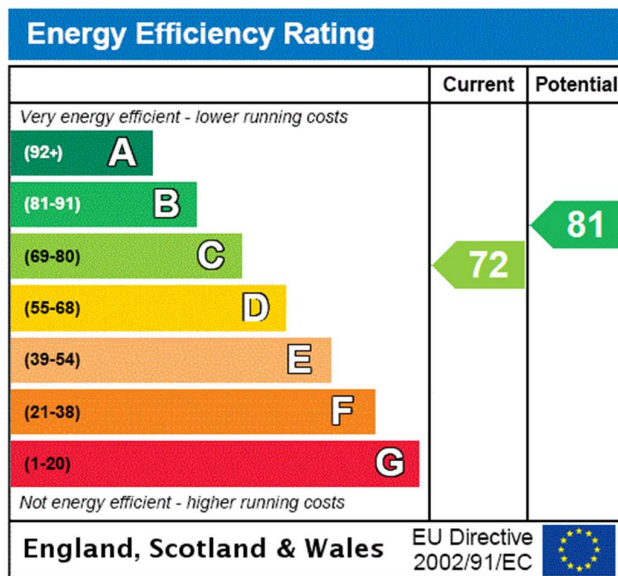






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





GROSS INTERNAL AREA (GIA)
The footprint of the property
85.02 sqm / 915.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
73.03 sqm / 786.09 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 75.77 sqm / 815.58 sqft
IPMS 3C RESIDENTIAL 73.35 sqm / 789.53 sqft

SPEC ID 563fe25d88e448b0db9d1fe04