

**HALSTOW, QUEENS CRESCENT, NW5
OFFERS IN EXCESS OF £600,000 LEASEHOLD**

A spacious three bedroom flat, arranged over the ground and first floors with a private entrance, and with direct access to its own south facing terrace.





Halstow is set back from Queens Crescent, which is located off Malden Road, nearest tube station being Chalk Farm (Northern Line) and close to Kentish Town West overground station, local bus services, shops and not too far to Parliament Hill Fields with Hampstead Heath beyond, Belsize Park and the Camden Town area for Camden market alongside the Regent's Canal.

The flat, which in the owner's words, has the feel of a house, and has a front garden, offers well-proportioned living accommodation and has its entrance on the ground floor. It comprises a reception room with direct access to a terrace, a separate kitchen/dining room and a separate w.c all on the ground floor with stairs up to 3 bedrooms (one being used as a study/lounge) and a windowed bathroom on the first (top) floor above.

- TENURE:** 125 Years Lease from 15th January 1990
- GROUND RENT:** £10p.a
- SERVICE CHARGE:** £939.46 – For period ending 31.03.23 – for buildings insurance and other communal charges.
- Parking:** The owners have advised resident's 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:** The owner has advised brick and to their knowledge a flat concrete roof
- Heating:** Gas central heating

Lease Covenants: To keep the floors of the flat substantially covered with carpets except that with the kitchen and bathroom a cork or rubber covering or other suitable material for avoiding the transmission of noise may be used instead of carpets. Premises not to be used for trade or office.

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

Council Tax: London Borough of Camden -Council Tax Band: C (£1,689.03 for 2023/2024)













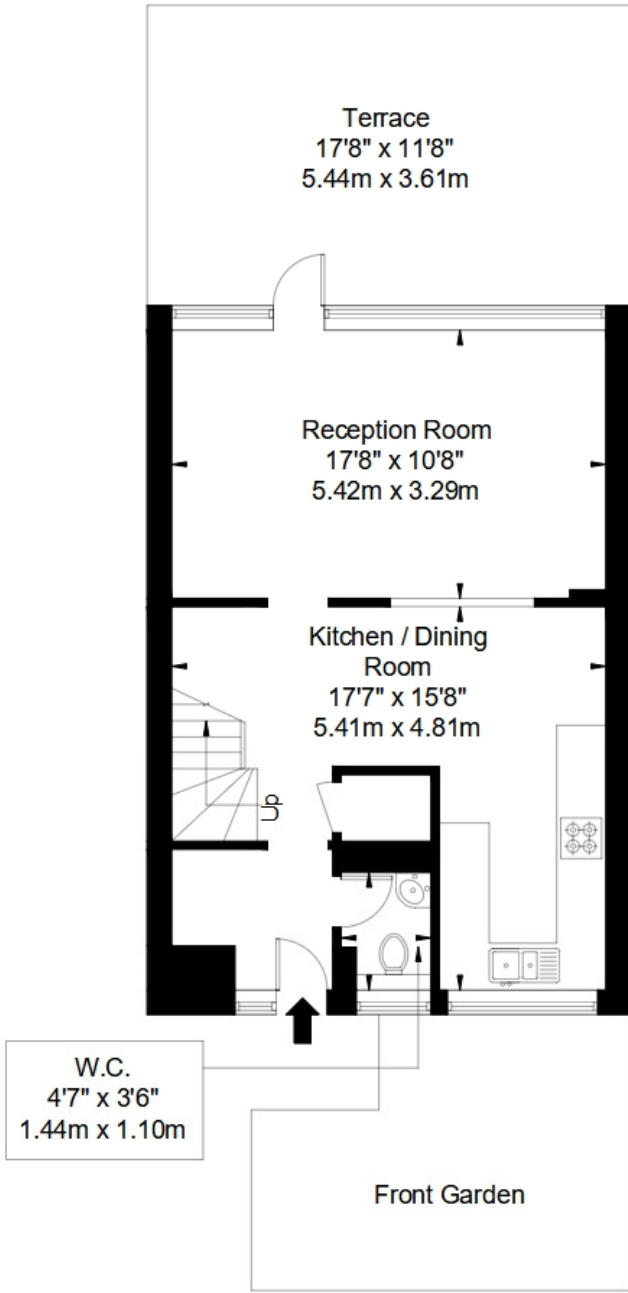
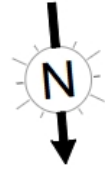
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

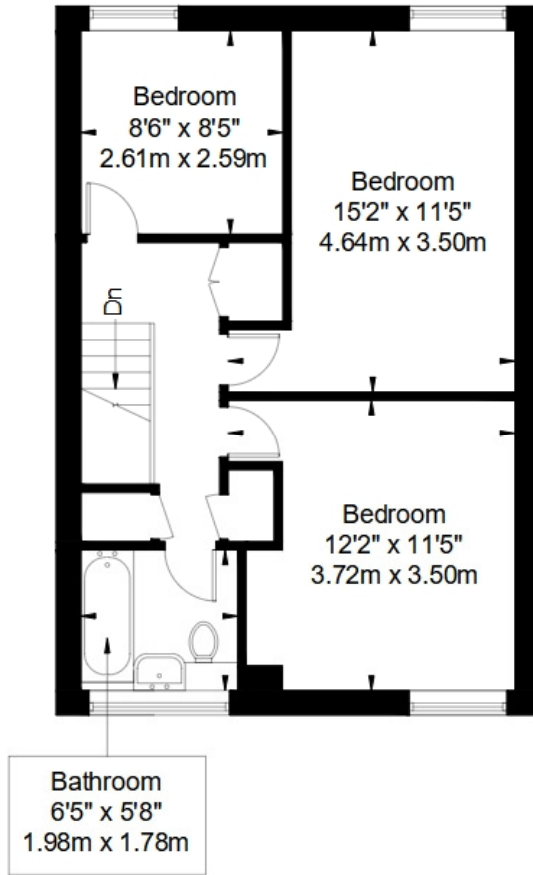
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Halstow, Queens Crescent, NW5 4EH

Approx Gross Internal Area = 90.21 sq m / 971 sq ft



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

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