

**REPUBLIC COURT,  
PRINCE OF WALES ROAD NW5  
OFFERS IN EXCESS OF £600,000 LEASEHOLD**

**A two double bedroom chain-free flat set on the first floor of a former pub, located on the corner of Prince of Wales Road with Harwood Street.**





Republic Court, which has its communal entrance in Prince of Wales Road, is set on the corner with Harmood Street, nearest tube stations being Chalk Farm, Kentish Town & Camden Town (all Northern line) and close to Kentish Town West & Thameslink over ground stations, local bus services, shops, Talacre Gardens directly opposite & the Camden Town area including Camden Market alongside The Regents Canal

The flat offers well proportioned living accommodation with high ceilings and comprises a reception room which gives access to a kitchen, two double bedrooms (one with an ensuite shower room) & a bathroom.

**TENURE:** **125 Years Lease from & including 24<sup>th</sup> June 2011**

**GROUND RENT:** **£250.00 p.a - period 01.01.2023 to 31.12.2023**

**SERVICE CHARGE:** **£2,419.58 p.a - period 01.01.2023 to 31.12.2023**

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











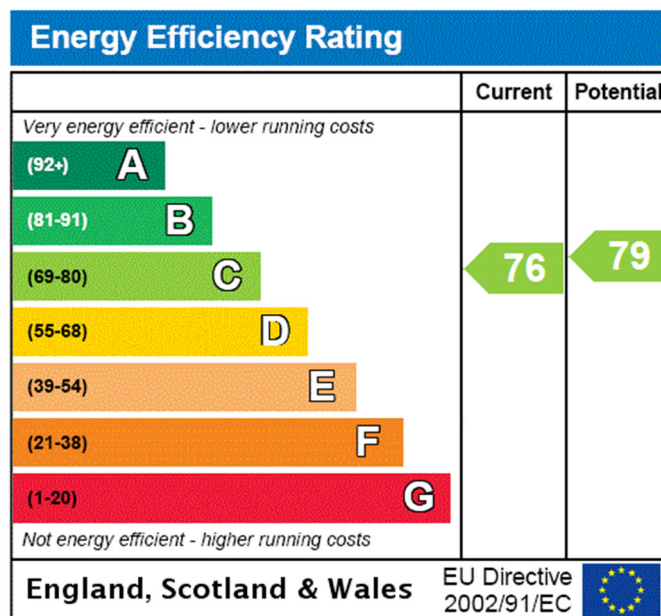


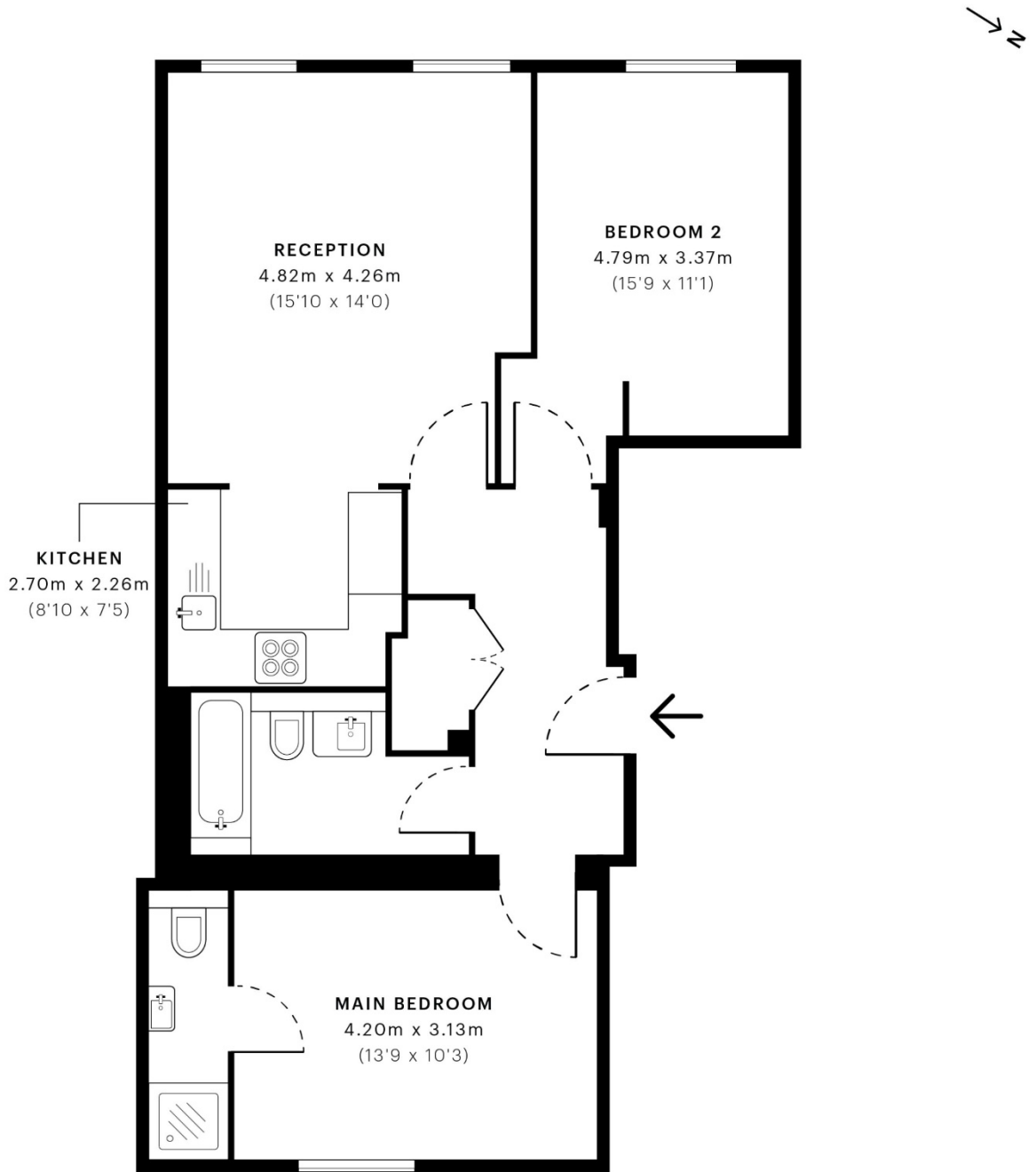




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
73.32 sqm / 789.21 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
69.10 sqm / 743.79 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 74.12 sqm / 797.82 sqft  
IPMS 3C RESIDENTIAL 69.95 sqm / 752.94 sqft

SPEC ID 56421af45a7113a0de94ccfa2