

**OSPRINGE ROAD NW5
OFFERS IN EXCESS OF
£750,000 SHARE OF FREEHOLD**

Offering for sale a two double bedroom flat, set on the lower ground floor of a substantial period building, with direct access from the reception room to a private southerly facing rear garden





Ospringe Road is located off Lady Margaret Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, restaurants and Parliament Hill Fields which is not too far away with Hampstead Heath beyond. The property is also close to Kentish Town Road for bus services to Camden Town for its attractions including Camden Lock and Camden Market alongside The Regents Canal.

The flat, which has its own entrance, has been converted from a substantial period building comprises, a reception room with double doors out to the private rear garden, a separate kitchen, two double bedrooms and a bathroom.

An internal viewing is recommended.

TENURE: 125 Years Lease from 25th December 2006

SHARE OF FREEHOLD





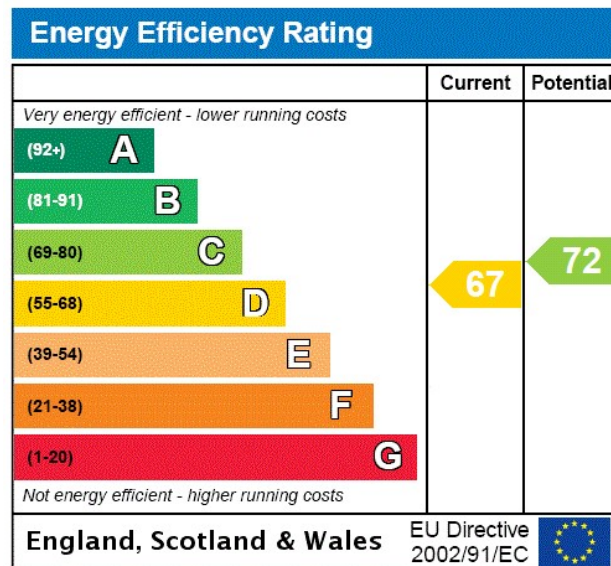




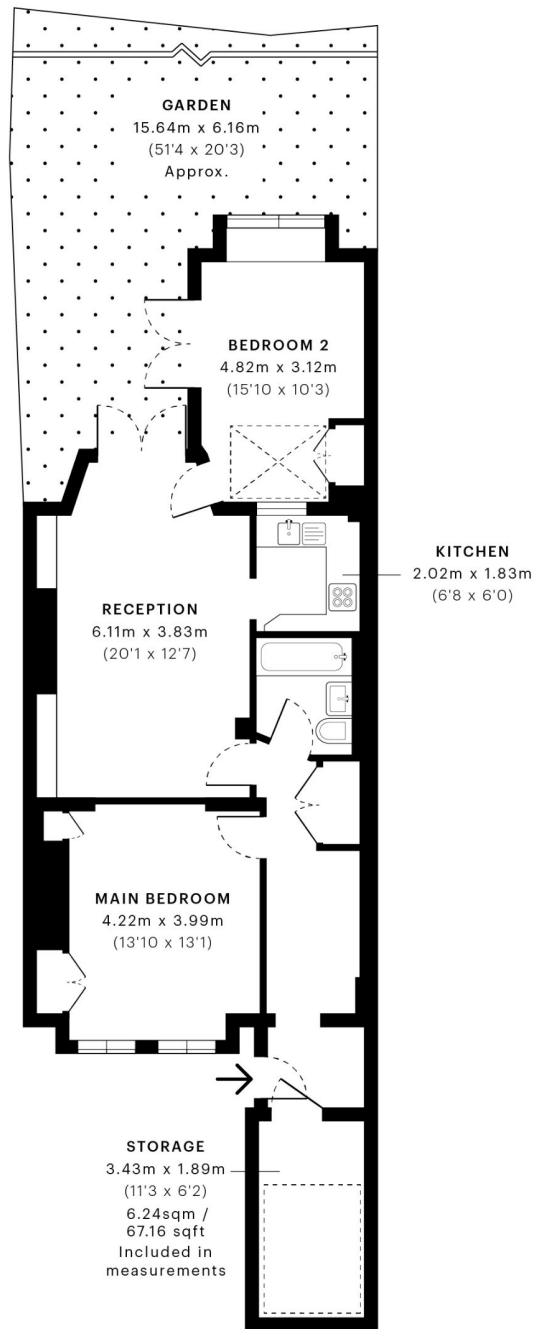


Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Storage included in measurements above



— Lower Ground Floor



GROSS INTERNAL AREA (GIA)

The footprint of the property

79.03 sqm / 850.67 sqft



NET INTERNAL AREA (NIA)

Excludes walls and external features
Includes washrooms, restricted head height

72.01 sqm / 775.11 sqft



EXTERNAL STRUCTURAL FEATURES

Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT

Limited use area under 1.5m

4.17 sqm / 44.89 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 77.51 sqm / 834.31 sqft
IPMS 3C RESIDENTIAL 72.22 sqm / 777.37 sqft

SPEC ID 604a01849fc71f0dd7053c79