

# QUEENS CRESCENT, NW5 OFFERS IN EXCESS OF £750,000 LEASEHOLD

A spacious three bedroom flat arranged over the second & third (top) floors of a period building, with direct access to a private roof terrace.





Queens Crescent 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 Parliament Hill Fields with Hampstead Heath beyond.

The property offers well-proportioned living accommodation, and has its entrance off the communal hallway on the ground floor. The property has direct access to a roof terrace on the half landing above, with the main parts of the flat arranged over the second and top floors. The flat then comprises a reception room, a separate kitchen, a shower room and one of the bedrooms all on the second floor, with 2 bedrooms and a windowed bathroom on the third (top) floor above.

We have been informed the owner is looking into extending the lease

**TENURE:** 125 Years Lease from 16<sup>th</sup> October 1989

**GROUND RENT:** £10p.a

**SERVICE CHARGE:** £693.41pa - Estimated for period ending 31.03.24 – For buildings insurance, repairs and maintenance etc

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.

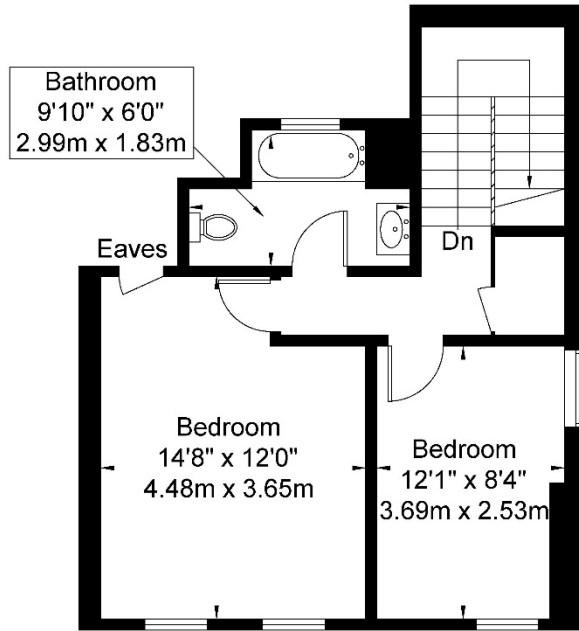
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

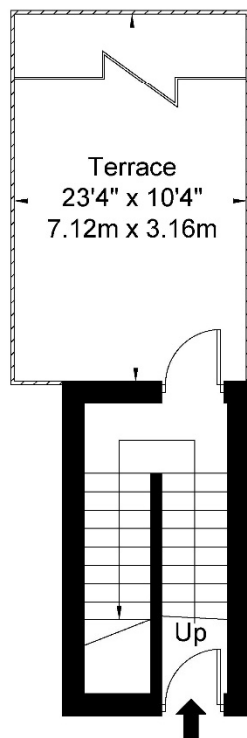
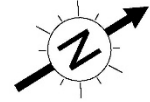


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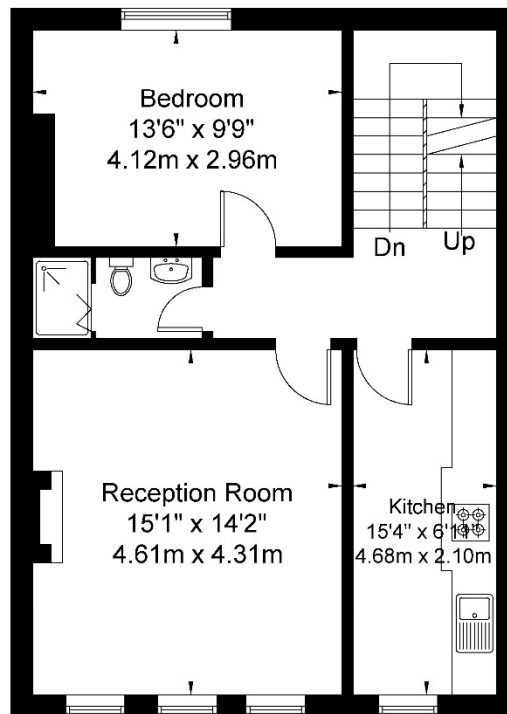
Approx. Gross Internal Area = 105.7 sq m / 1137 sq ft



Third Floor



Ground Floor



Second 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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