

LEIGHTON GROVE NW5

£400,000 LEASEHOLD

A one bedroom flat set on the first floor of an attractive period building, with use of a shared rear roof terrace located off the communal hall/landing.





The property is set along Leighton Grove, which is located between Leighton Road and Brecknock Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. Camden Town is a bus ride away from Kentish Town Road, for its amenities and attractions including Camden market alongside The Regents Canal in one direction, and Parliament Hill Fields with Hamptead Heath beyond in the other.

The flat comprises a reception room with an open plan kitchen, a bathroom, a bedroom with a double glazed sash window and with window shutters and a right to use a shared rear roof terrace set off the communal hall/landing.

TENURE: **224 Years Lease from 24th June 1980**

GROUND RENT: **A peppercorn**

SERVICE CHARGE: **£2112.50 pa - Estimated - We have been advised for the period ending 31.12.2023- Various communal bills inc. buildings insurance, management fee, reserve fund etc**

Council Tax: London Borough of Camden - Council Tax Band: C (£1,689.03 for 2023/24).

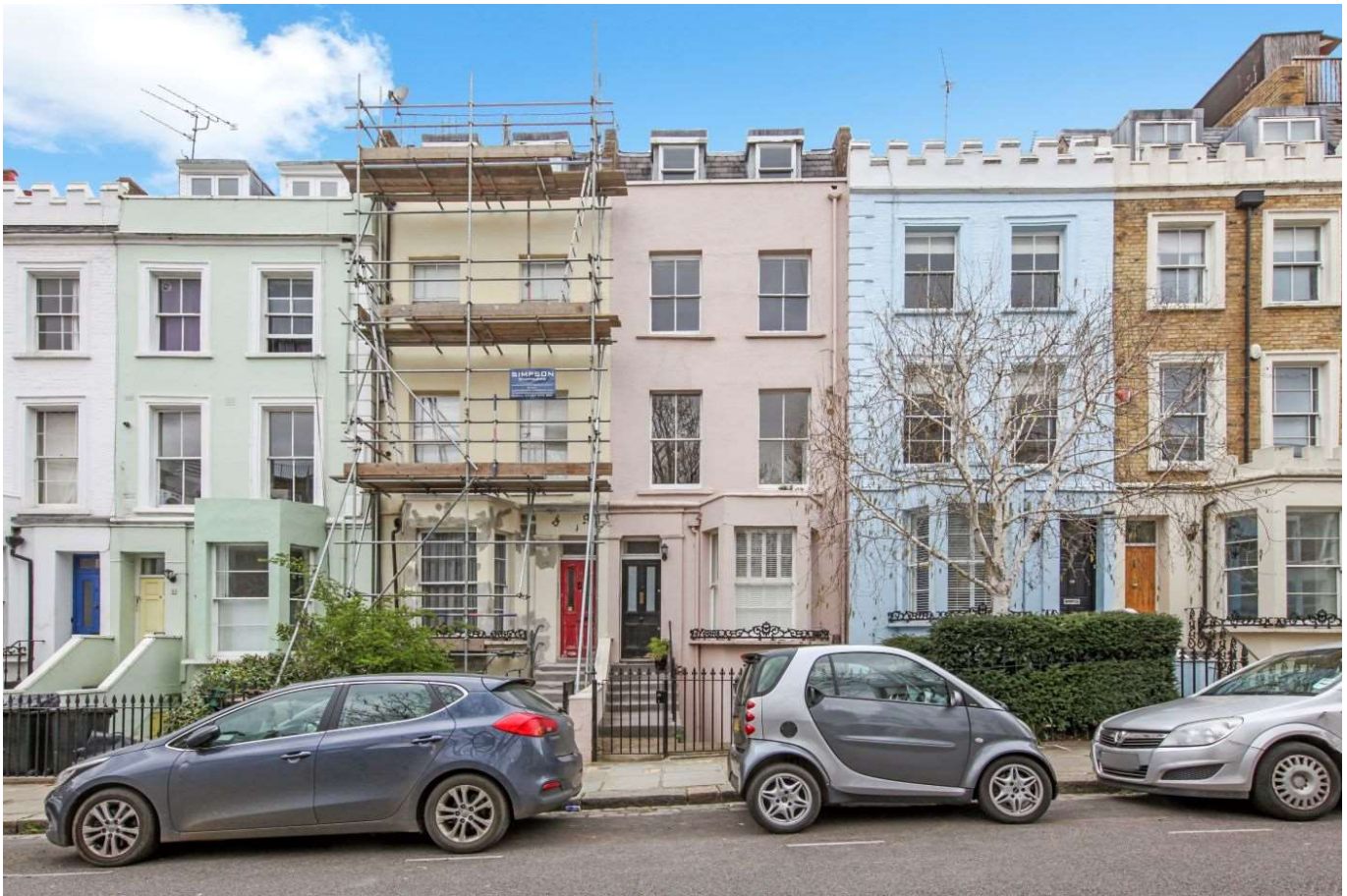






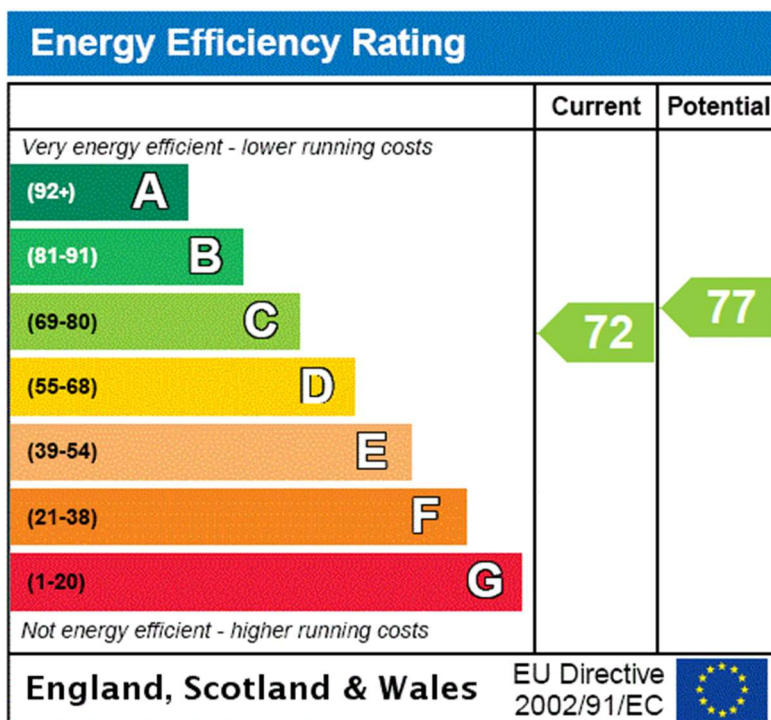






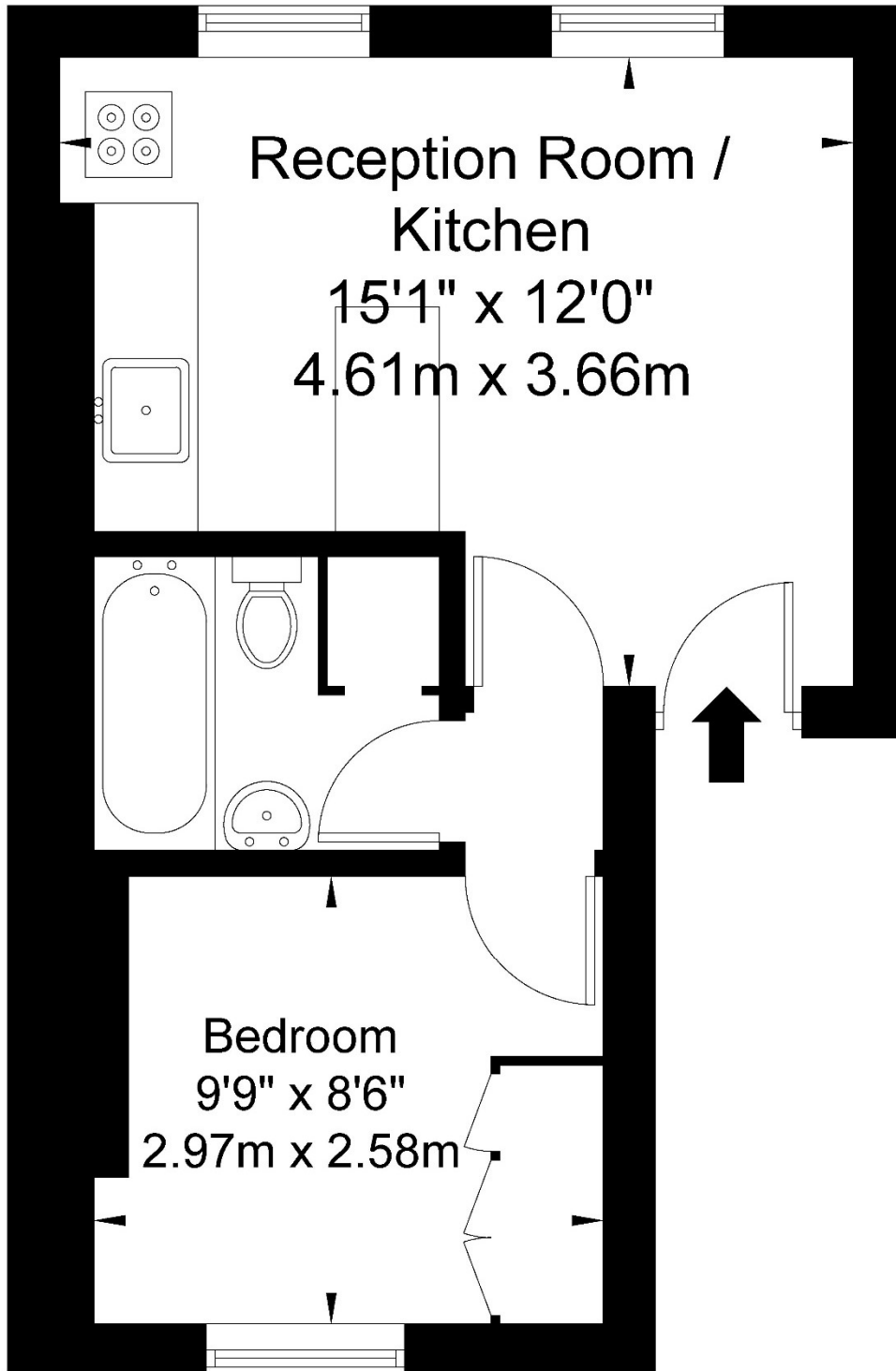
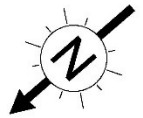
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Leighton Grove NW5 2RA

Approx Gross Internal Area = 27.1 sq m / 291 sq ft



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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