

**CHETWYND ROAD NW5
OFFERS IN EXCESS OF
£600,000 SHARE OF FREEHOLD**

A delightful two bedroom flat, with one bathroom and access to a separate in-room shower/basin facility, arranged over the second & top floors of a period building, set in the Dartmouth Park Conservation area.





The property is set along Chetwynd Road, close to the junction with York Rise, nearest tube station being Tufnell Park (Northern line) and close to Gospel Oak overground station, local bus services, shops along Swain's Lane, Parliament Hill Lido and Parliament Hill Fields with Hampstead Heath.

The property, which has its entrance on the first floor off the communal hallway, comprises a reception room with an open plan kitchen, a separate w.c, and a bedroom with its own shower cubicle and wash hand basin, all on the second floor, with stairs up to the third (top) floor where there is a bedroom and bathroom with a angled window.

TENURE: 999 Years Lease from and inc. 15th September 2025

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owner there is no service charge and this flat would pay one third of any communal bill that arises – Unverified

Parking: We have been advised by the owner a residents parking permit can possibly be acquired from the council. Please make your own enquiries.

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage: Ultrafast Broadband services are available via Openreach, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Central heating

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not at any time sublet the whole of the Demised Premises for a term exceeding five years. Not to keep any bird, reptile, dog or other animal in the Demised Premises without the previous consent in writing of the Freeholder. At all times to cover and keep covered with carpet and underlay the floors of the Demised Premises other than those of the kitchen and bathroom and at all times suitably and properly to cover and keep covered the floors of the kitchen and bathrooms in the Demised Premises.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,961.89 for 2026/27)













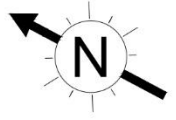
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	72 C
39-54	E		
21-38	F		
1-20	G		

Chetwynd Road, NW5 1DA

Approx Gross Internal Area = 69 sq m / 743 sq ft
(includes Restricted head height / eaves = 4.4 sq m / 47 sq ft)



= Reduced headroom below 1.5m / 5'0"

Bathroom
7'3" x 5'0"
2.2m x 1.52m

Eaves Storage
5'3" x 2'0"
1.6m x 0.62m

WC
5'4" x 5'2"
1.63m x 1.57m

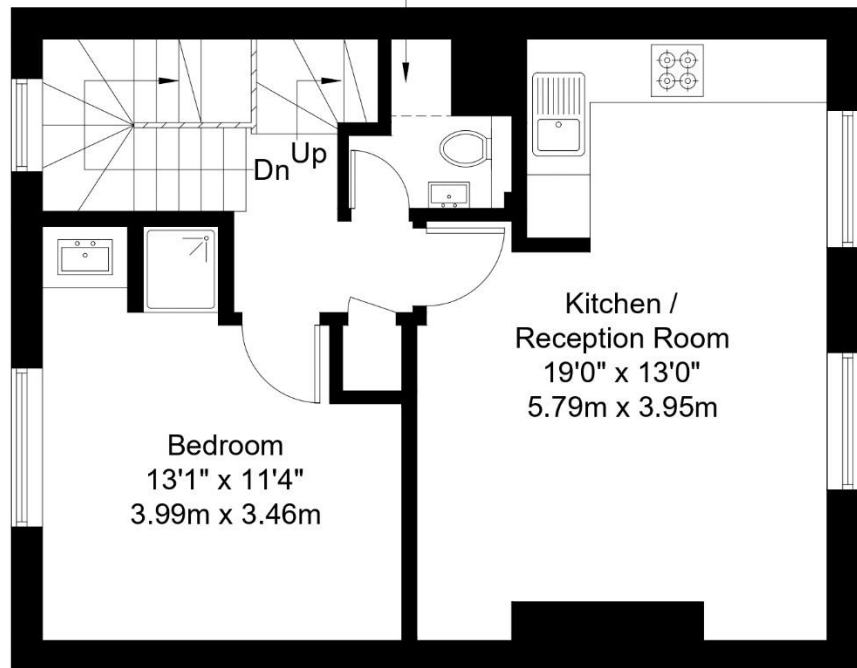
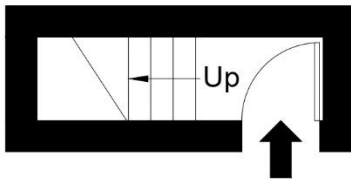
Bedroom
11'4" x 10'2"
3.45m x 3.1m

Eaves Storage
4'6" x 2'2"
1.38m x 0.67m

Eaves Storage
3'0" x 2'0"
0.91m x 0.61m

Eaves Storage
7'8" x 5'1"
2.33m x 1.55m

Third Floor



Kitchen /
Reception Room
19'0" x 13'0"
5.79m x 3.95m

Bedroom
13'1" x 11'4"
3.99m x 3.46m

First Floor

Second Floor

Ref :

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B L E U
P L A N

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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