KENNISTOUN HOUSE, LEIGHTON ROAD, NW5
OFFERS IN EXCESS OF
£275,000 LEASEHOLD

We are delighted to offer for sale a studio flat set on the ground floor of a purpose built building, set back from Leighton Road.









Kennistoun House is set on the corner of Lady Margaret Road with Leighton Road behind gates, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and restaurants. The Camden Town area is served by bus services from Kentish Town Road, for its attractions including Camden market alongside The Regents Canal in one direction, with Parliament Hilld Fields with Hampstead Heath beyond in the other. The Kings Cross area is served by bus services from Kentish Town Road and Brecknock Road for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat comprises a studio room, a separate kitchen and a windowed bathroom.

TENURE:	**125 Years Lease from 27th August 2001**
GROUND RENT:	**£10 p.a**
SERVICE CHARGE :	£2,425.24 – Estimated year ending 31.03.2026 – For heating, hot water, gas supply, insurance and other communal charges
Parking:	We have been advised by the owner none
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage. G Network, Community Fibre.	Ultrafast Broadband services are available via Openreach, Virgin Media,
Construction Type:	We have been advised by the owner bricks and mortar
Heating:	We have been advised by the owner communal gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal, bird, reptile or insect shall be kept in the Flat without the written permission of the Freeholder. To keep the floors substantially covered with carpets except the kitchen, a cork or rubber covering or other suitable material for avoiding the transmission of noise may be used instead of carpets.

Council Tax : London Borough of Camden – Council Tax Band: B (£1,716.65 2026/2027)










NEW HOWE

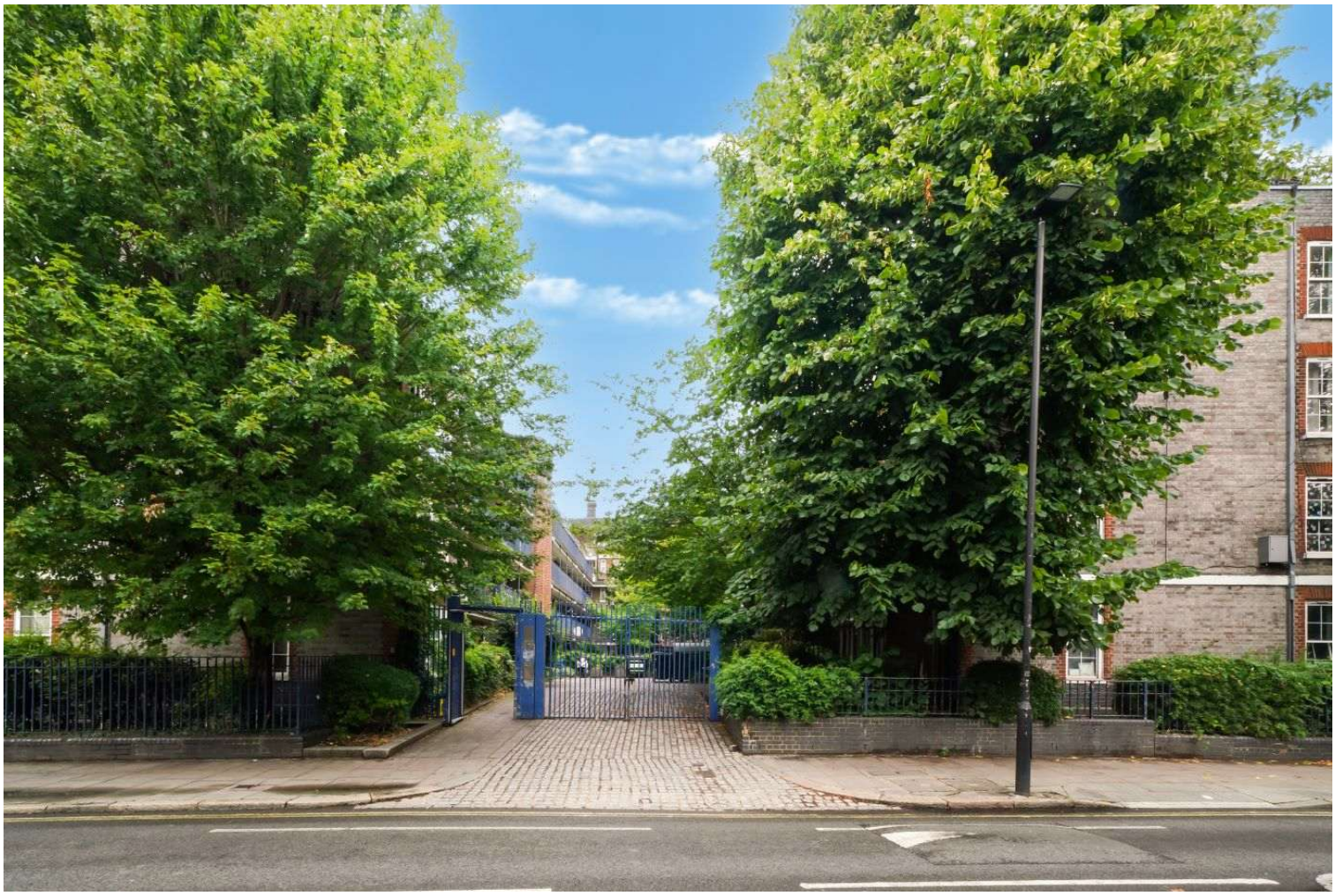

NEW HOWE




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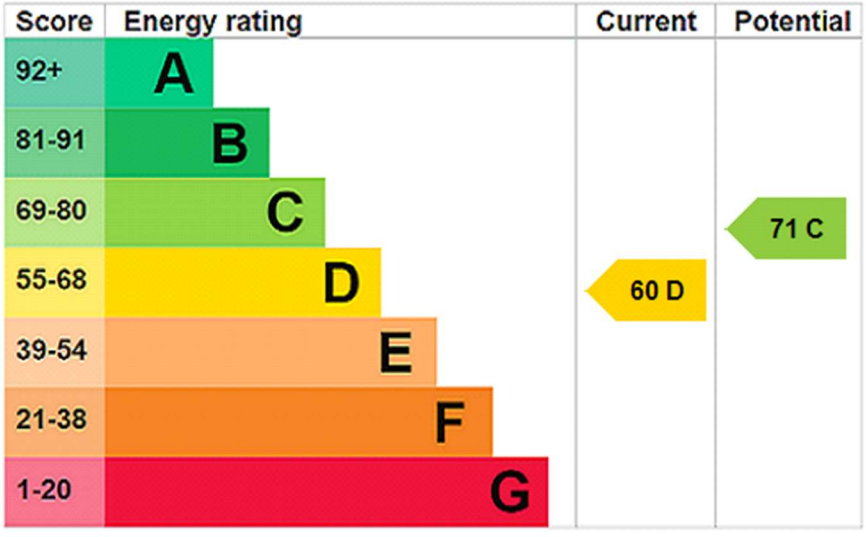






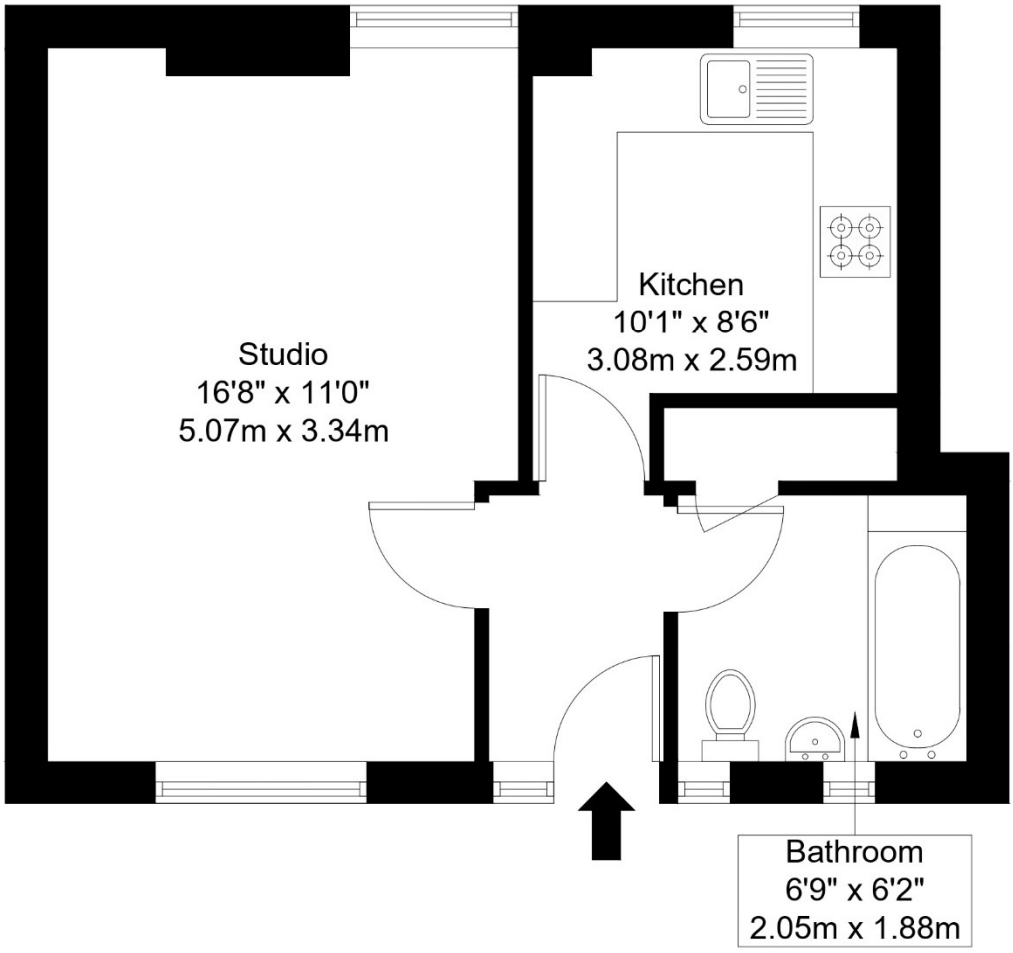
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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 Road, NW5 2UT

Approx Gross Internal Area = 31.5 sq m / 339 sq ft



Ground Floor

Ref :

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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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