

**FALKLAND ROAD, NW5
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

We are delighted to offer for sale a one bedroom chain-free flat, set on the ground floor of a period building, with direct access to a private rear garden.





Falkland Road is located off Lady Margaret Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops and cafes. Parliament Hill Fields with Hampstead Heath beyond & the Camden Town area, in the opposite direction, are a bus ride away from Kentish Town Road. The Kings Cross area 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 are a bus ride away from Kentish Town Road and Brecknock Road.

This chain-free flat comprises a reception room with a bay window, a separate kitchen, a bedroom, a windowed shower room, a separate w.c and direct access to a private rear garden

TENURE:	999 Year Lease from 2nd August 2014
GROUND RENT:	a peppercorn
SERVICE CHARGE:	One third of a communal bill which for the current year with insurance is estimated at £900
Parking:	We have been advised by our clients 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, Hyperoptic, Virgin Media, with a good level of mobile phone coverage.
Construction Type:	To be confirmed
Heating:	Gas
Notable Lease Covenants & Restrictions:	To be confirmed

Council Tax: London Borough of Camden - Council Tax Band: D (£2,207.12 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, enquiries 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.

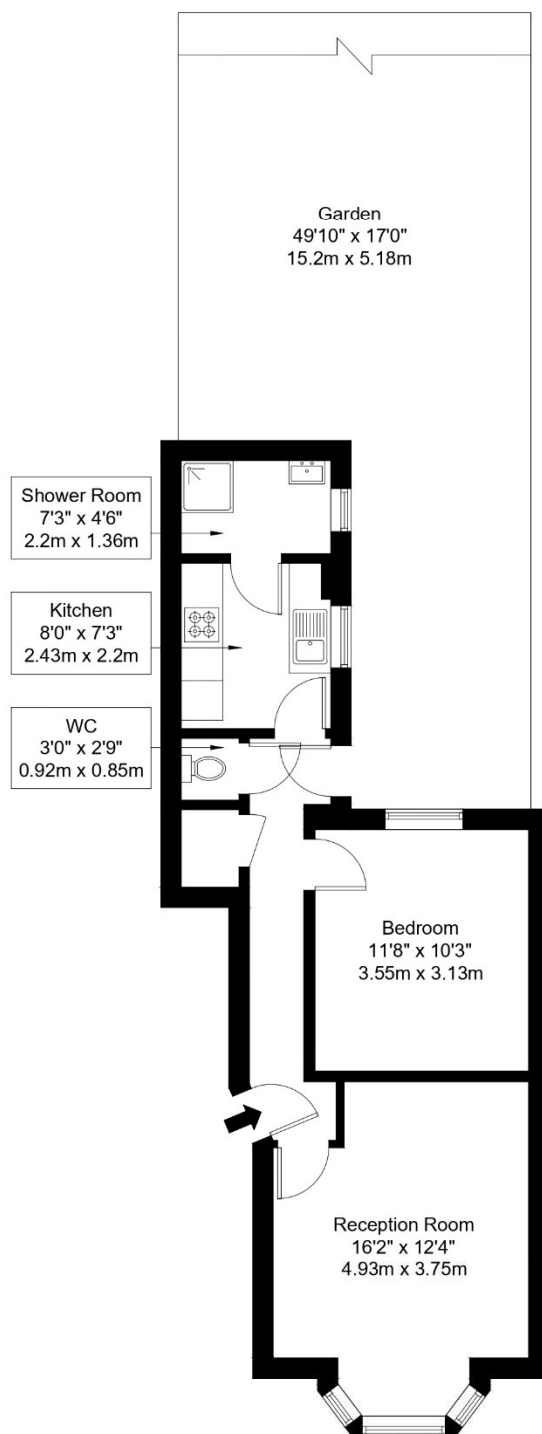
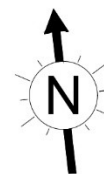
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Falkland Road, NW5 2XB

Approx Gross Internal Area = 44.9 sq m / 483 sq ft

Garden = 93.1 sq m / 1002 sq ft

Total = 138 sq m / 1485 sq ft



Ground Floor

Ref :

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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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