LEIGHTON CRESCENT, NW5
£600,000 LEASEHOLD

A two bedroom chain-free flat, set on the lower ground floor of a period end of terraced building looking onto Leighton Crescent Gardens to its front, with direct access to a private patio garden.









The property is set on Leighton Crescent which is located off Leighton Grove, nearest tube stations being Kentish Town & Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. The Camden Town area is a bus ride away from Kentish Town Road or Camden Road, for its amenities and attractions including Camden market alongside The Regents Canal in one direction, and from Kentish Town Road to Parliament Hill Fields with Hamptead Heath beyond in the other. The Kings Cross area is a bus ride away from 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 which has its own private entrance comprises a reception room, a separate kitchen with direct access to a private rear patio garden, two bedrooms both with shutters and a bathroom.

TENURE: **125 Years Lease from 14th October 1985**

GROUND RENT: To be confirmed

SERVICE CHARGE: To be confirmed

Parking: To be confirmed

Utilities: To be confirmed

Broadband and Data Coverage. According to Ofcom, Ultrafast Broadband services are available via Openreach, G Network, Virgin Media, with good mobile phone reception depending on your service provider.

Construction Type: To be confirmed

Heating: To be confirmed

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 of the flat including the passages thereof substantially covered with carpets except that in the kitchen and bathroom – 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: E (£2,697.59 for 2026/27).












SMEG





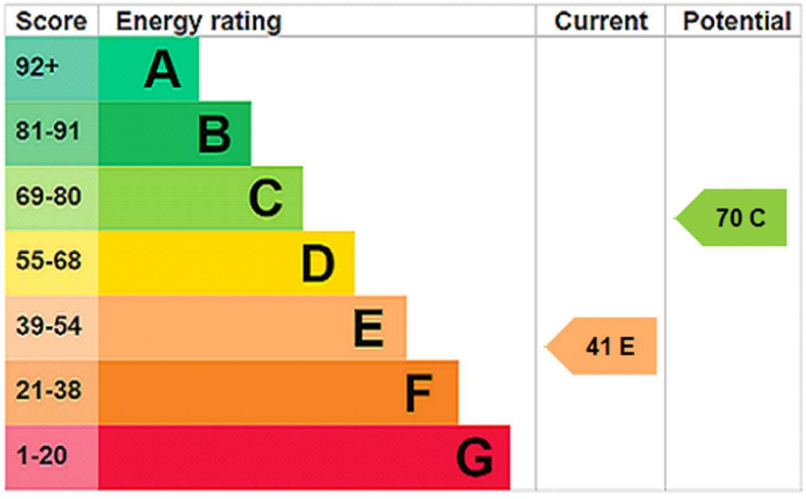






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

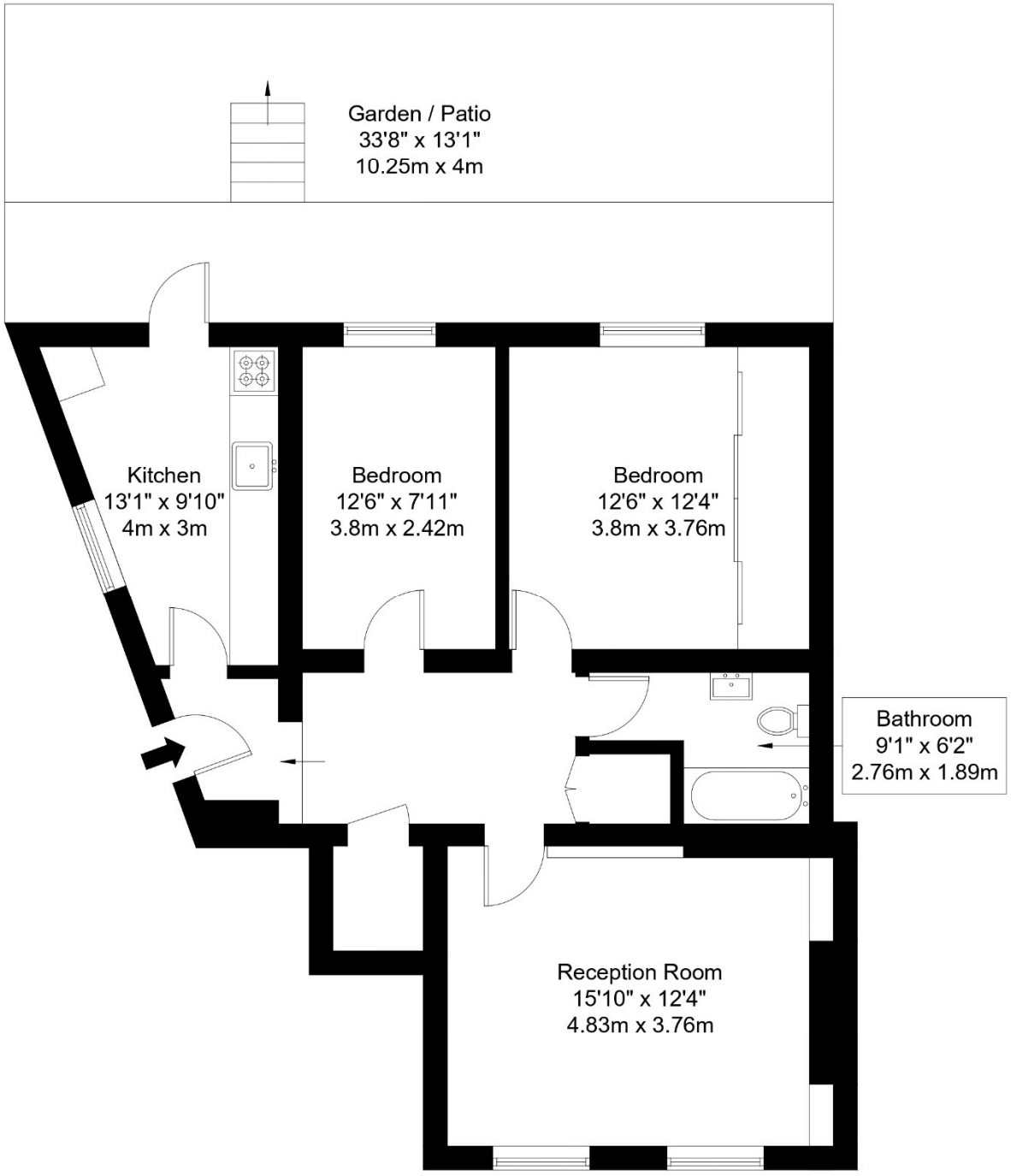


Leighton Crescent, NW5 2QY

Approx Gross Internal Area = 72.8 sq m / 784 sq ft

Garden / Patio = 41 sq m / 441 sq ft

Total = 113.8 sq m / 1225 sq ft



Lower 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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