

**BALMORE STREET N19
OFFERS IN EXCESS OF
£600,000 LEASEHOLD**

**A well-presented two bedroom chain-free flat, arranged
over the first & second floors of a three storey building,
with direct access to a shared rear garden.**





Baltimore Street is located off Raydon Street, which is set off Dartmouth Park Hill, nearest tube stations being Archway & Tufnell Park (both Northern line) and close to local bus services, shops, Waterlow Park, cafes and restaurants along Swain's Lane, Highgate Village and Parliament Hill Fields with Hampstead Heath beyond.

The property offers well proportioned chain-free living accommodation with its entrance on the ground floor off the communal hallway. The flat comprises a windowed bathroom and a cupboard on the half-landing, with a door to stairs down to a shared rear garden. Stairs then rise to the first floor where there is a reception room with a bay window and a kitchen/breakfast room. Stairs continue up to the second floor where there are two bedrooms.

TENURE:	180 Years Lease from and inc. 30th April 2024 until and inc 15th January 2204
GROUND RENT:	a peppercorn
SERVICE CHARGE:	£1027.16 – Estimated for period 01.04.26 to 31.03.27 – For insurance and other communal charges
Parking:	We have been advised by the owners 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:	According to Ofcom, Ultrafast Broadband services are available via Openreach, Virgin Media, Community Fibre, with good mobile phone reception depending on your service provider.
Construction Type:	To be confirmed
Heating:	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 Corporation. To keep the flat including the passages thereof substantially covered with carpets except that in the kitchen and bathroom all over 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: D (£2,207.12 for 2026/27).













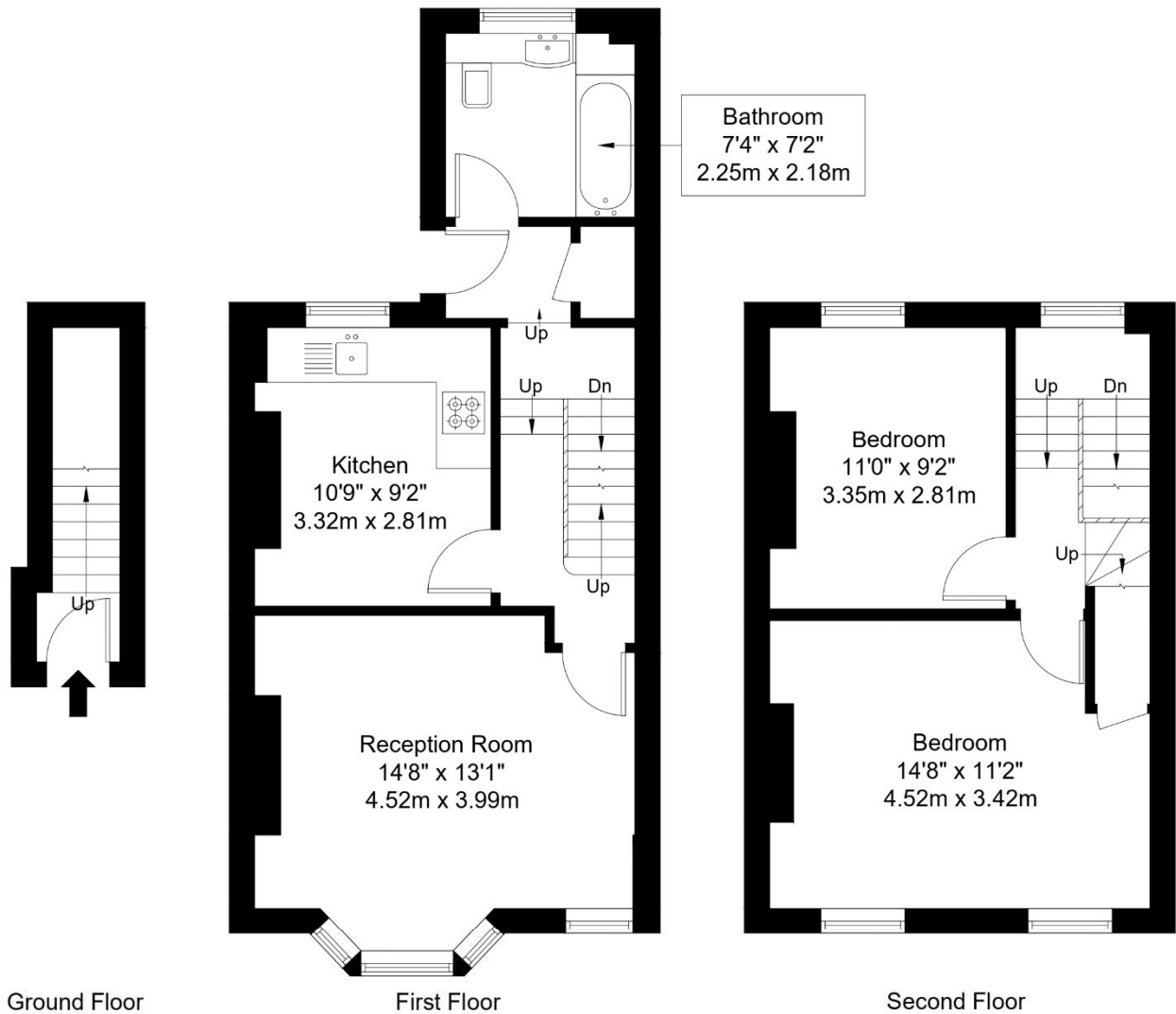
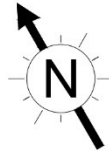
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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, 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Baltimore Street, N19 5DA

Approx Gross Internal Area = 73.11 sq m / 787 sq ft



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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