HIGHGATE ROAD, NW5
£600,000 LEASEHOLD

A spacious two bedroom flat, set on the second (top) floor to one side, of Southampton House, a Grade II listed double fronted period building, well placed for Parliament Hill Fields with Hampstead Heath beyond.









The property is located along Highgate Road, close to the junction with Wesleyan Place, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Gospel Oak overground station, local bus services, shops, cafes and the sprawling lawns of Parliament Hill Fields with Hampstead Heath beyond. Camden Town is a bus ride away from Highgate Road, for its attractions including Camden market alongside The Regents Canal

The flat offers well proportioned accommodation and comprises a reception room with an open plan kitchen, two bedrooms (one being used as a study) & a bathroom.

TENURE:	**125 Years Lease from 27th May 1996**
GROUND RENT:	**£10p.a**
SERVICE CHARGE:	£794.34 – Estimated for period ending 31.03.24 For buildings insurance, block repairs and maintenance and other communal charges

Council Tax: London Borough of Camden - Council Tax Band: D (£2,207.12 for 2026/27).












WHARFEDALE



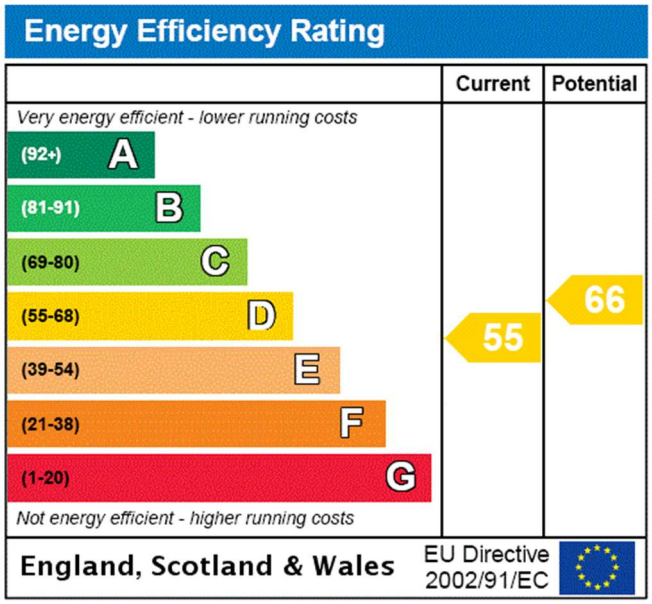





M&A COACHWORKS
ALE
CIDER
MEAT
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CIDER
HOUSE

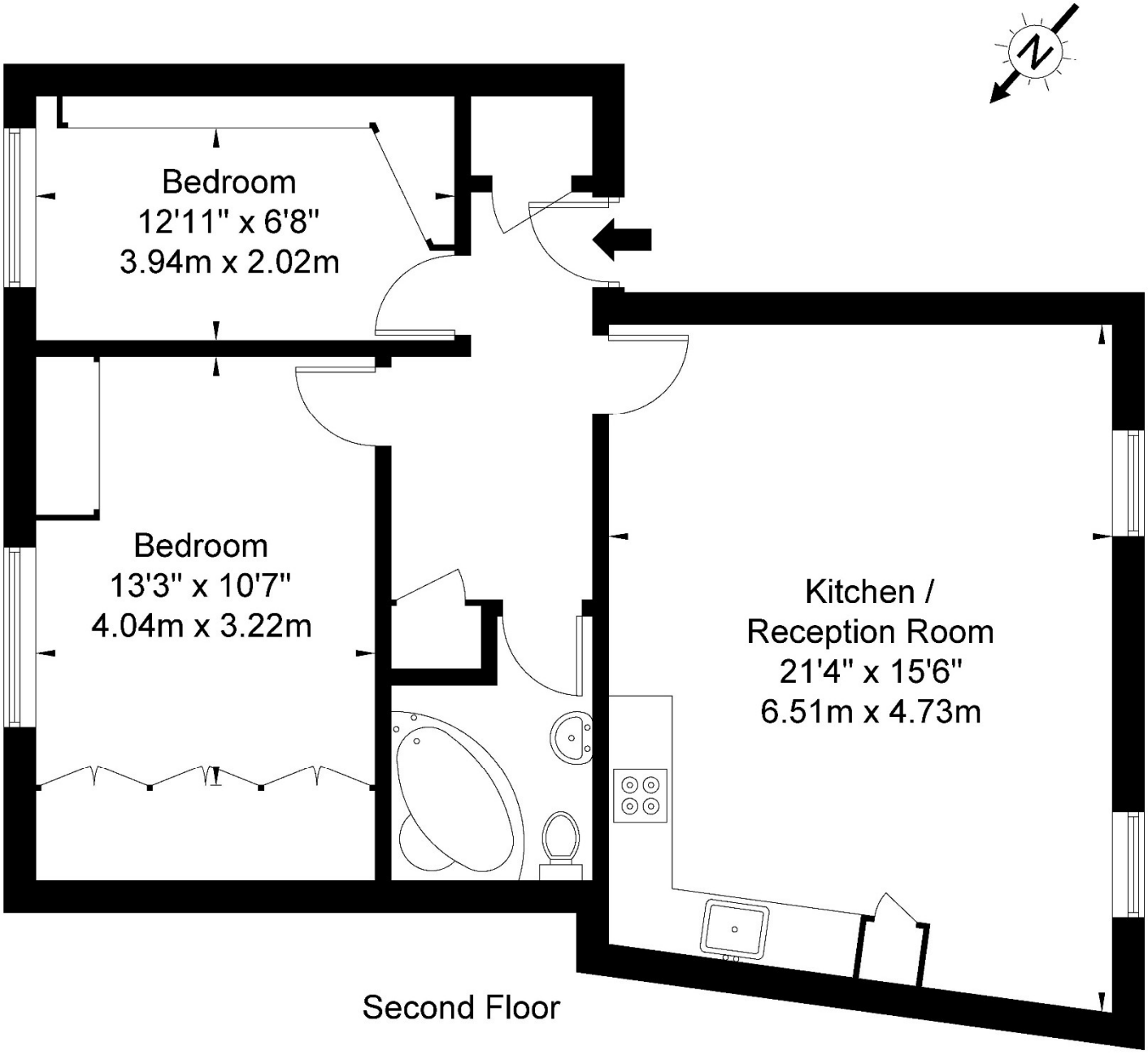
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The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details 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.



Highgate Road, NW5 1LE

Approx. Gross Internal Area = 68.9 sq m / 741 sq ft



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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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