

**SOUTH VILLAS, NW1
OFFERS IN EXCESS OF
£600,000 SHARE OF FREEHOLD**

A delightful two-bedroom flat occupying the top (second) floor of an attractive period semi-detached property, situated in the Camden Square area.





Set in South Villas in the Camden Square Conservation area, its nearest tube stations being Caledonian Road (Piccadilly line) and Kentish Town & Camden Town (both Northern Line) and close to Camden Road overground station, Kentish Town Thameslink, local bus services and shops. The central Camden Town area is served by bus services from Camden Road, for its attractions including Camden Market alongside The Regents Canal. The Kings Cross area is a bus ride away from York Way, 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.

This super flat, which has its entrance on the first floor off the communal hallway, with stairs leading up to the second (top) floor. Here there is a reception room, a kitchen area, a windowed shower room and two bedrooms.

TENURE: 999 Years Lease from 1st January 2013

SHARE OF FREEHOLD:

SERVICE CHARGE: £1200 - Period 06.04.25 to 05.04.26 - We have been advised by the owners this is 25 % being their contribution for the building - Unverified

Parking: We have been advised by the owner a residents parking permit could 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, G Network, Virgin Media, 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. Not to keep any bird, reptile or dog or other animal in the Demised Premises without the previous consent in writing of the Freeholder. At all times to cover and keep covered with carpet and underlay the floors of the Demised Premises other than those of the kitchen and bathrooms and at all times suitable and properly to cover and keep covered the floors of the kitchen and bathrooms in the Demised Premises.

Council Tax: London Borough of Camden - Council Tax Band: E (£2,697.59 for 2026/27)













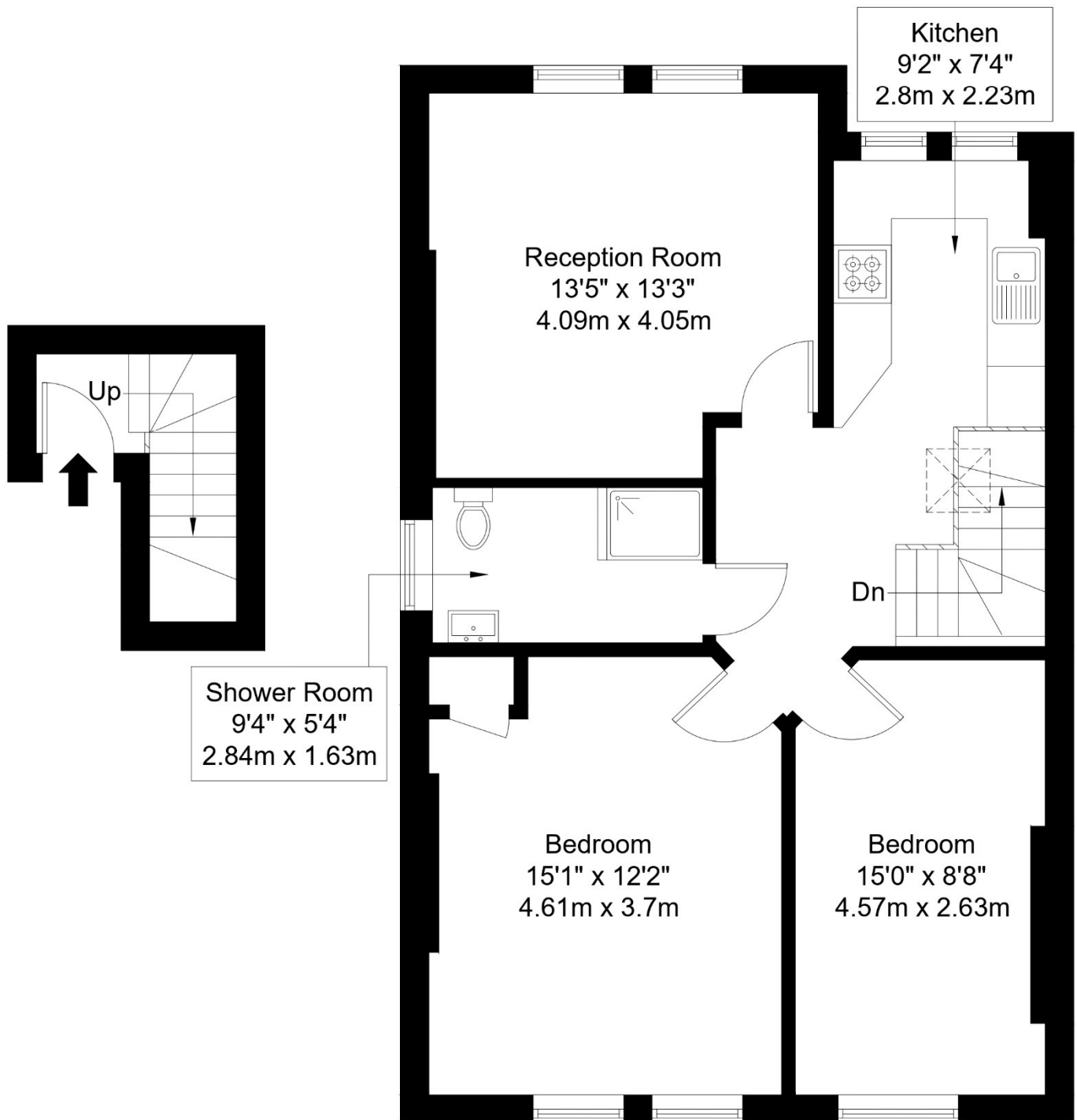
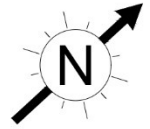
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

South Villas, NW1 9BS

Approx Gross Internal Area = 70.3 sq m / 757 sq ft



First Floor

Second 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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