

**FORTESS ROAD NW5
OFFERS IN EXCESS OF
£500,000 LEASEHOLD**

We are delighted to offer for sale a two bedroom chain-free flat, set on the first floor of a building and ideally located for enjoying all that Kentish Town has to offer.





The property is set along Fortress Road, nearest tube stations being Kentish Town & Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops along Fortress Road, cafes and a walk to Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Fortress Road for its amenities and attractions including Camden market alongside The Regents Canal

The flat offers chain-free living accommodation and comprises a reception room with an open plan kitchen, two bedrooms (one with a fitted wardrobe) and a windowed bathroom.

TENURE:	125 Years Lease from 24th June 2013
GROUND RENT:	£350pa and increasing every 25 years from 2013
SERVICE CHARGE:	£3814.33 – Estimated for period 2026/27 for insurance, management, reserve fund and other communal charges
Parking:	We have been advised by the owners none, but when you have visitors you have to get permits from the council which you have to pay for - Unverified
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, G Network, Virgin Media, Hyperoptic, with a good level of mobile phone coverage 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 bird, dog or other animal shall be kept in the Demised Premises without the previous consent in writing of the Freeholder. The Lessee will cover and keep covered the floors of the Demised Premises with carpet, wooden or other appropriate floor covering other than the floors of the kitchen and bathroom which shall be properly and suitably covered.

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













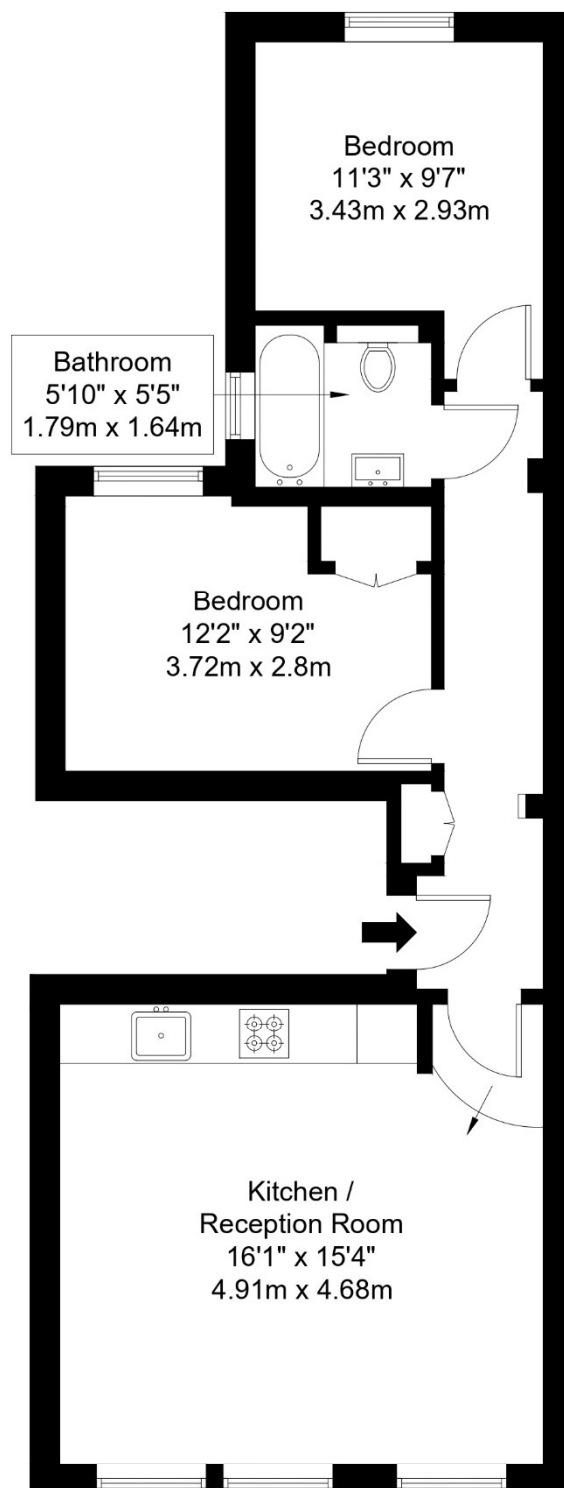
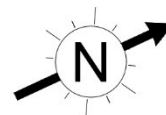
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fortess Road, NW5 1AD

Approx Gross Internal Area = 53.3 sq m / 574 sq ft



First 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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