

**LAWFORD ROAD, NW5
OFFERS IN EXCESS OF
£1,150,000 SHARE OF FREEHOLD**

A stunning three bedroom, two reception room spacious maisonette, set on the raised ground and first (top) floors of an attractive semi-detached period building, with its own private entrance, in a popular road in Kentish Town.





Lawford Road is located between Bartholomew Villas & Bartholomew Road and runs parallel with Patshull Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, Camden School for Girls, shops, cafes, pubs and restaurants. Camden Town is a bus ride away from Kentish Town Road, for its amenities and attractions including Camden market alongside The Regents Canal in one direction, and Parliament Hill Fields with Hampstead Heath beyond in the other.

This superb property, which has its own private entrance on the raised ground floor, and retaining much period character and charm, comprises two connecting reception rooms, a kitchen and a cloakroom all on the same floor, with stairs up to the first (top) floor above. On this floor there is a bathroom, a windowed separate w.c and three bedrooms, the rear bedroom with an ensuite shower room and access to a room being used a wardrobe area/dressing room and another being used as a study.

TENURE: 150 Years Lease from and inc. 24th June 2010

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner, if a communal issue arises the costs are shared 50/50 - 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. Ultrafast Broadband services are available via Openreach, Hyperoptic, G Network, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Gas

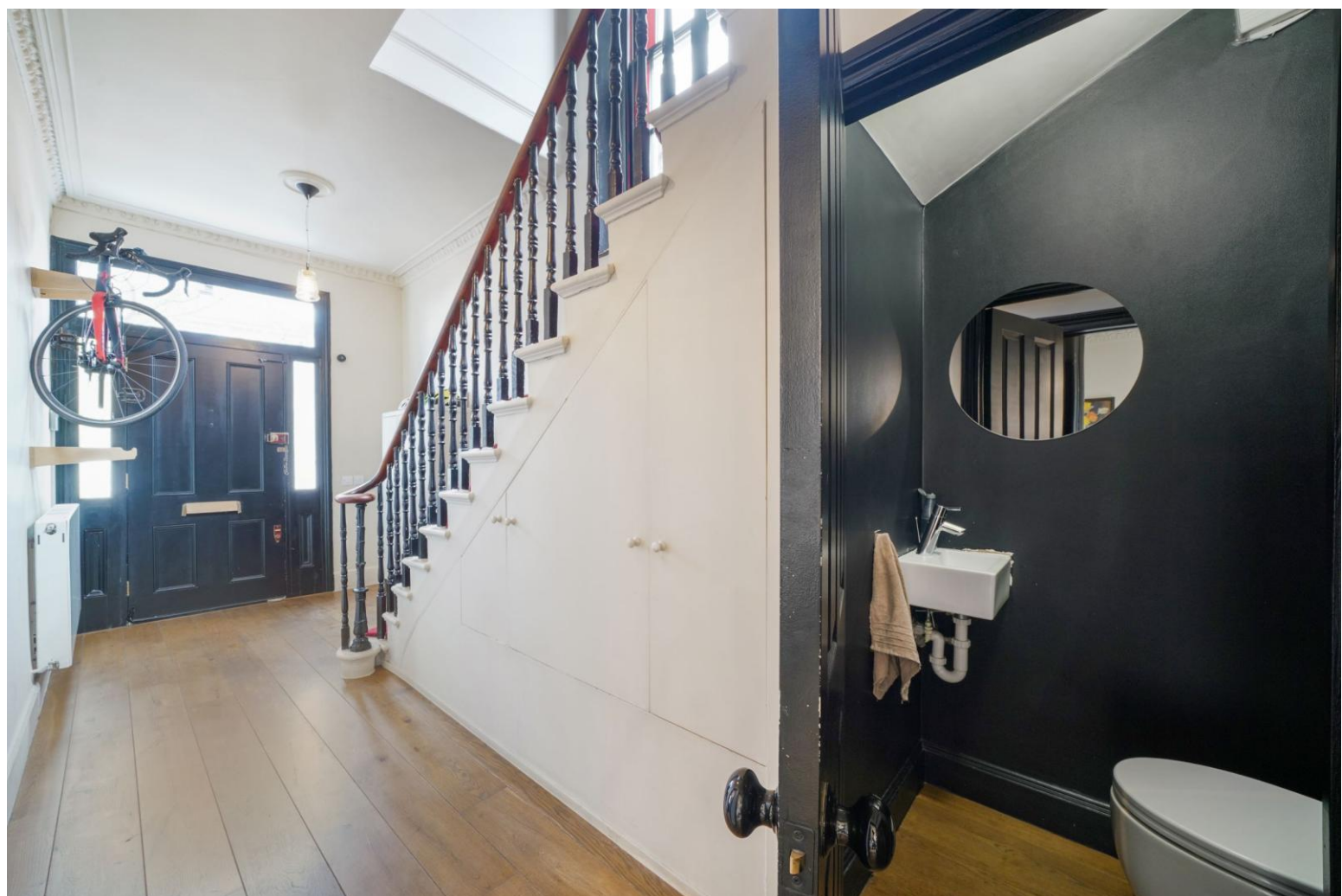
Notable Lease Covenants & Restrictions None of any note.

Council Tax: London Borough of Camden - Council Tax Band: G (£3,510.60 for 2025/26).













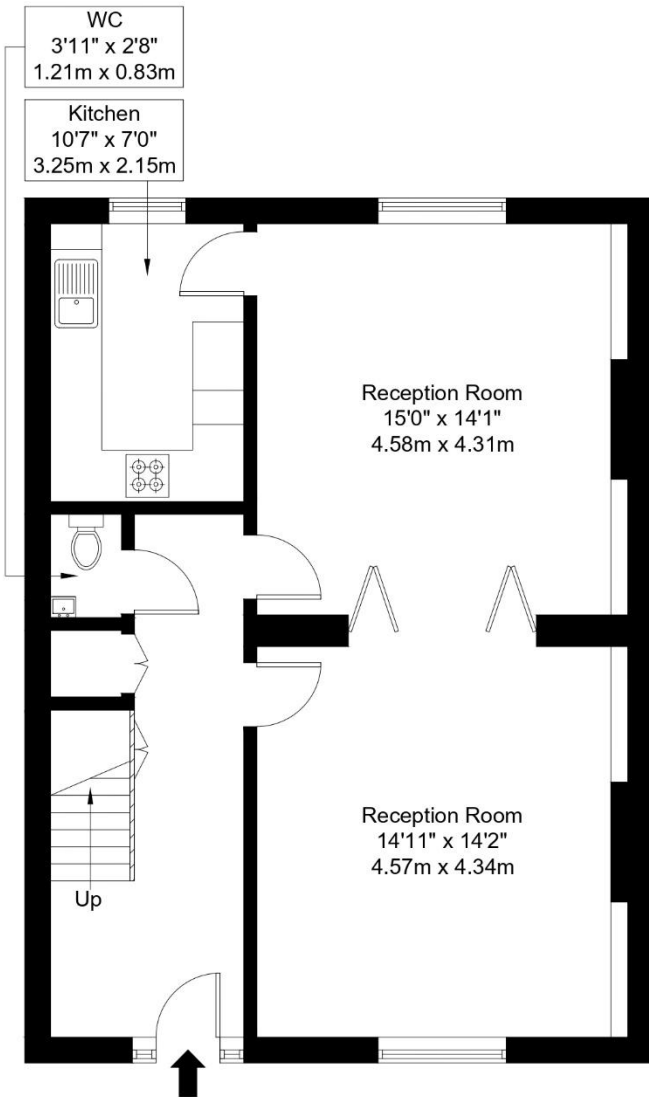
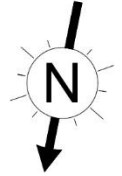
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

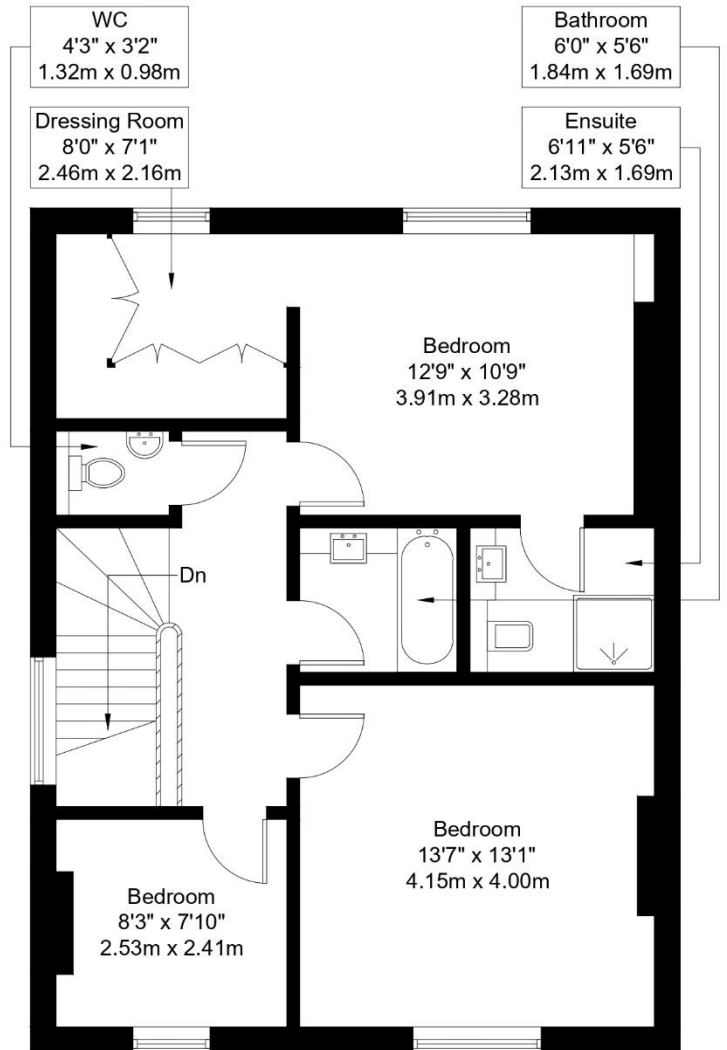
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Lawford Road, NW5 2LN

Approx Gross Internal Area = 129.2 sq m / 1391 sq ft



Raised Ground Floor



First Floor

Ref :

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PLAN**

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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