CAMDEN ROAD NW1
OFFERS IN EXCESS OF £425,000 LEASEHOLD

We are delighted to offer for sale a two bedroom chain-free flat, set on the third (top) floor of a substantial period building, with a communal rear garden.









The property is set on Camden Road, in the Camden Square Conservation area, nearest tube stations being Kentish Town and Camden Town (both Northern line) and close to Camden Road overground station, local bus services and shops. The central Camden Town area is a bus ride away 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.

The flat, which has its entrance on the second floor off the communal hallway, with stairs then leading up to the top (third) floor, comprises a reception room, a separate kitchen, two bedrooms, a utility cupboard in the hallway and a windowed shower room.

TENURE:	**235 Years Lease from and Inc. 16th June 1977**
GROUND RENT:	a peppercorn
SERVICE CHARGE:	£903.14 – Estimate for period ending 31.03.27 For insurance, management 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, Hyperoptic, with good mobile phone reception depending on your service provider.
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenants and 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 Freeholder. To keep the floors of the flat including the passages thereof substantially covered with carpets except that in the kitchen and bathroom – a 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).

















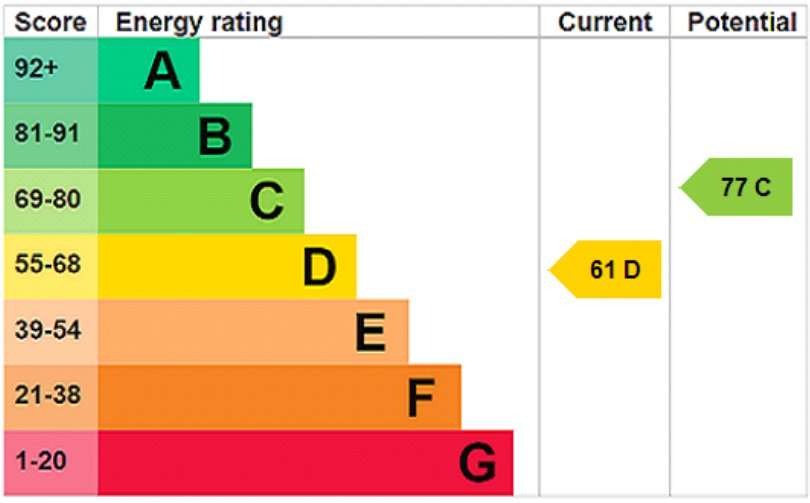



Campbell's
BLACK BEAN
SOUP



Whilst this property 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.

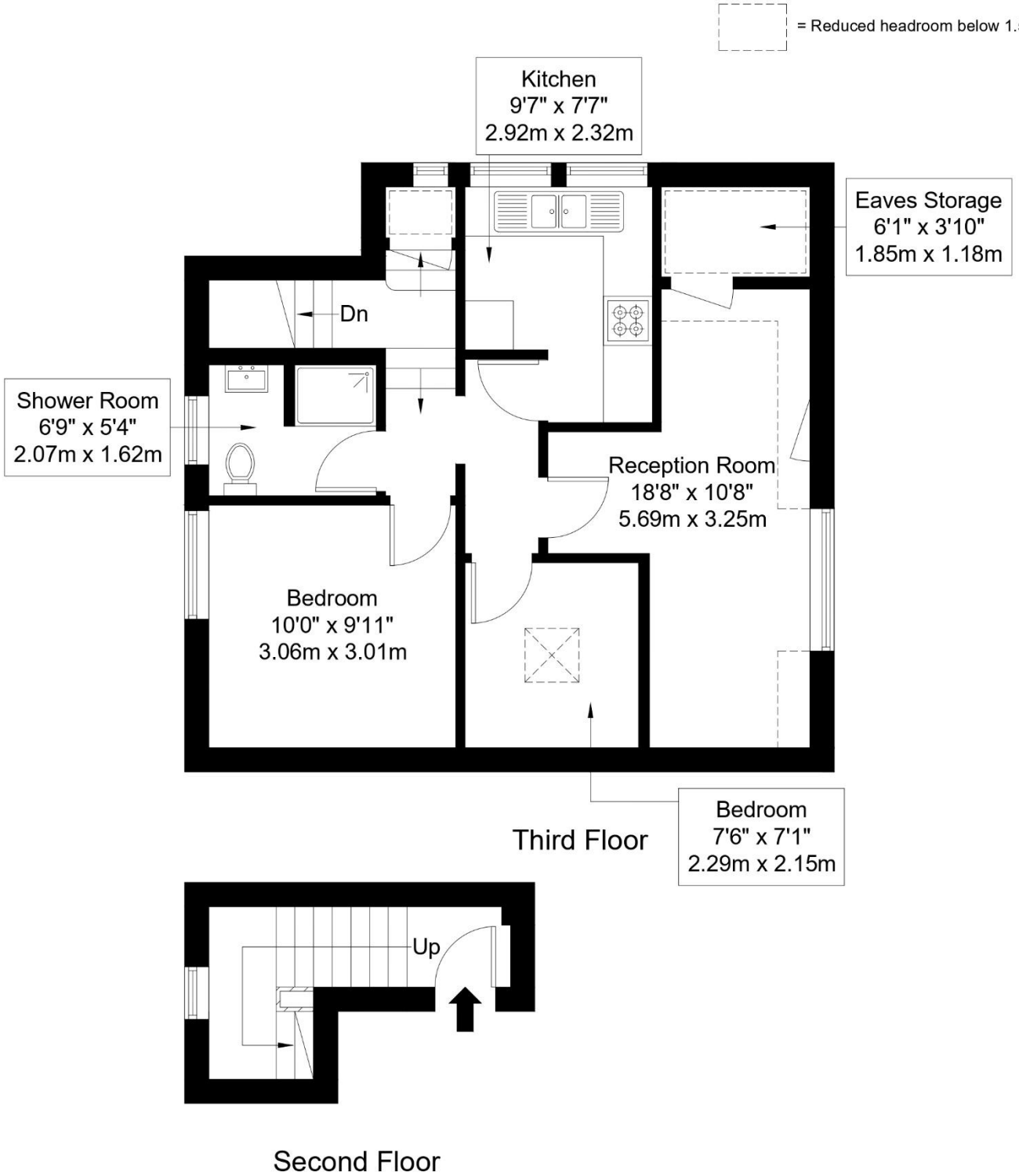


Camden Road, NW1 9HG

Approx Gross Internal Area = 49 sq m / 527 sq ft

Restricted head height / Eaves Storage = 4.9 sq m / 53 sq ft

Total = 53.9 sq m / 580 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. 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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