

**WAXHAM, MANSFIELD ROAD NW3  
£350,000 LEASEHOLD**

**A well-proportioned one bedroom flat, set on the fifth (top) floor of a purpose-built building which has a lift, close to Parliament Hill Fields & Hampstead Heath.**





Waxham is set back on Mansfield Road, which is set between Fleet Road and Gordon House Road, nearest tube stations being Belsize Park, Chalk Farm, Kentish Town and Tufnell Park (all Northern Line) and close to both Gospel Oak and Hampstead Heath overground stations, Parliament Hill Lido and the South End Green area for its shops and cafés. The property is a short drive to the Camden Town area for Camden Market alongside The Regents Canal.

The flat, which has a lift in the building, comprises a reception room with an open plan kitchen to one end, a bedroom, a bathroom and a large walk-in storage cupboard off the flats hallway.

<b>TENURE:</b>	<b>125 Years Lease from 24<sup>th</sup> July 2000</b>
<b>GROUND RENT:</b>	£10p.a
<b>SERVICE CHARGE:</b>	£2104.68 - for period ending 31.03.25 - for insurance, heating, hot water and other communal charges
<b>Parking:</b>	We have been advised by the owner a residents parking permit could possibly be acquired from the council. Please make your own enquiries.
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach, Community Fibre, Virgin Media, G Network, with a good level of mobile phone coverage.
<b>Construction Type:</b>	To be confirmed
<b>Heating:</b>	We have been advised by the owner - central heating

**Notable Lease Covenants & Restrictions** Not to use the Flat for any purpose whatsoever other than as a private residential flat. 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: B (£1,638.28 for 2025/26).













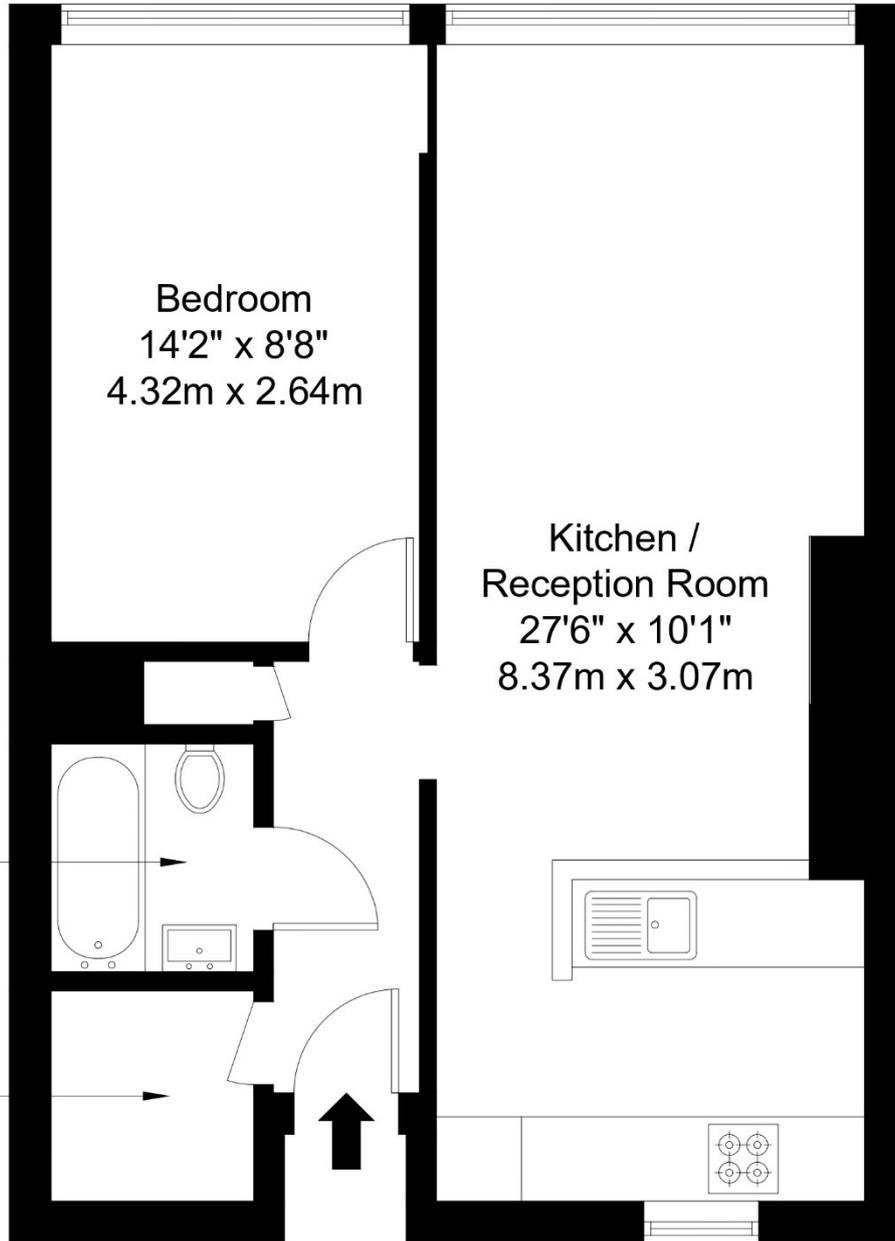
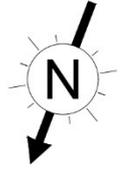
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Waxham, NW3 2JL

Approx Gross Internal Area = 47.8 sq m / 515 sq ft



Fifth 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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