

**CAMDEN ROAD N7
OFFERS IN EXCESS OF
£350,000 LEASEHOLD**

We are delighted to offer for sale one bedroom flat, set to the rear on the third (top) floor of a substantial building.





The property, which is set behind gates, is close to the junction of Camden Road with Hilldrop Crescent, nearest tube stations being Caledonian Road (Piccadilly line) and Kentish Town (Northern line) and close to local bus services and shops. The Camden Town area is a bus ride away from Camden Road for its amenities and attractions including Camden Market alongside The Regents Canal. The Kings Cross area is served by bus services 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 comprises a reception room, a kitchen/breakfast room, a bedroom and a bathroom.

A word from the owner----"I've lived at Camden Rd for 26 years. The flat offers flexible living: I have used it as 2-bedroomed, with a kitchen-lounge, as detailed in the lease. The things I like about the flat are its central location and bright and airy feel; you get the sun all day and fantastic sunsets. The views of the trees in the Hillmarton Conservation Area, and no one above, add to the feeling of calm. We are spoiled with transport links. You can get anywhere in London, including airports and mainline train stations: by bus (on the doorstep 29, 253, 390, 393), tube (Piccadilly/Northern lines) and train (Thameslink from Kentish Town and the Mildmay Line at Camden Rd station). Walking to St Pancras to catch an early Eurostar (no taxi) is very satisfying! The convenience of the independent shops and trendy cafes on Brecknock Rd is a big plus: Bread-by-Bike (the best sourdough!), Salvino's deli, Bumble Bee health foods and, of course, the post office to collect your parcels. Situated on the top floor, with a gated entry system, it feels very safe and secure. The neighbours are helpful and friendly and we have a house Whatsapp group."

TENURE:	189 Years Lease from 13th November 1998
GROUND RENT:	a peppercorn
SERVICE CHARGE:	£211.39 pcm – For insurance and other communal charges
Parking:	We have been advised by the owner – Unallocated parking at the rear offered on a first come first served basis.
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Broadband services are available via Openreach.
Construction Type:	We have been advised by the owner – solid brick subsequently smooth rendered, timber floors, felt roof, PVC windows
Heating:	Gas central heating
Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal, bird or reptile shall be kept in the Premises or in the Building without the written permission of the Freeholder. Where appropriate to provide carpets or such other suitable floor coverings to the floors of the Premises.	

Council Tax: London Borough of Islington - Council Tax Band: C (£1,788.28 for 2025/26).







A View to the rear







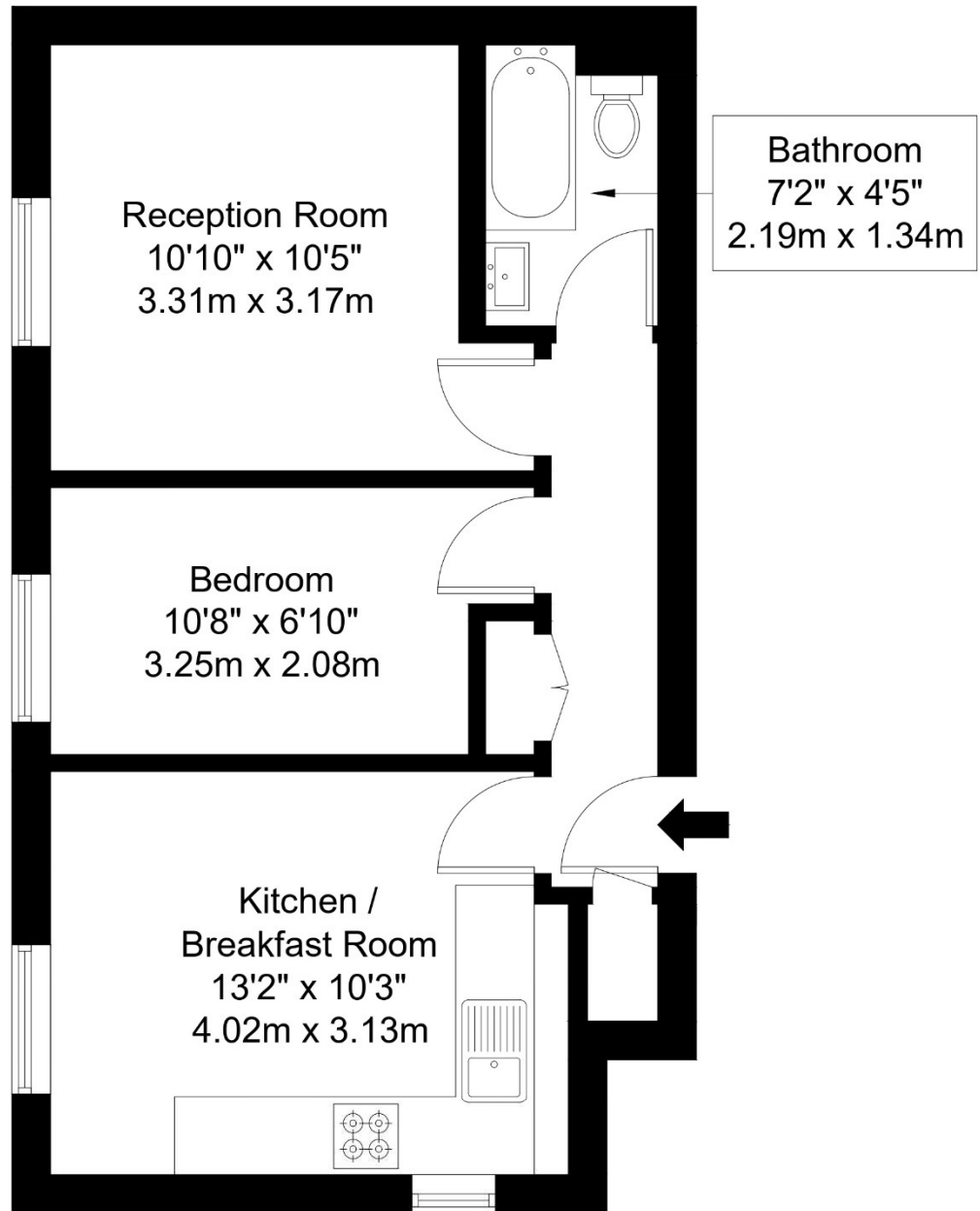
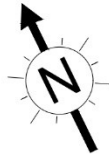
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Camden Road, N7 0HR

Approx Gross Internal Area = 40.6 sq m / 437 sq ft



Third Floor

Ref :

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**B L E U
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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