

**LADY SOMERSET ROAD NW5
OFFERS IN EXCESS OF
£1,400,000 SHARE OF FREEHOLD**

An impressive, spacious flat, arranged over several levels of an end-of terrace period building, with direct access to a decked roof terrace.





The property is set along Lady Somerset Road, nearest tube stations being Kentish Town & Tufnell Park (both Northern line) and close to Kentish Town Thameslink, Gospel Oak overground station, local bus services, schools, shops, restaurants, cafes, Parliament Hill Lido and Parliament Hill Fields with Hampstead Heath Beyond. The Camden Town area is a bus ride away from Highgate Road, for its amenities and attractions including Camden market alongside The Regents Canal.

This super property offers well proportioned living accommodation and has its entrance on the ground floor off the communal hallway. The property goes up to a half-landing where there is a bedroom with half-window shutters, fitted wardrobe and a windowed en-suite bathroom, and a utility cupboard. Stairs continue up to the next floor where there is a bedroom with half-window shutters, fitted wardrobes and an en-suite windowed bathroom with a bath and separate shower cubicle, and a separate w.c. Stairs continue up to the second floor to a reception room which connects through to a kitchen/breakfast room. The flat then continues up to a half-landing where there is access to a decked roof terrace. Stairs then rise to a loft bedroom with fitted storage cupboards and an en-suite windowed bathroom with a bath and separate shower cubicle.

TENURE: 125 Years Lease from and inc. 17th April 2013

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owner they pay 50 % of any communal works bill that arises - Unverified

Parking: We have been advised by the owner – permit required.

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage: According to Ofcom, Ultrafast Broadband services are available (Openreach, G-Net Network & Virgin Media) with a good level of mobile phone coverage.

Construction Type: We have been advised by the owner – brick with slate roof

Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat unless by Assured Shorthold Tenancy Agreement or any other tenancy agreement whereby the tenant does not obtain security of tenure on expiry or earlier termination of the term.

Council Tax: London Borough of Camden - Council Tax Band: E (£2,574.44 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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

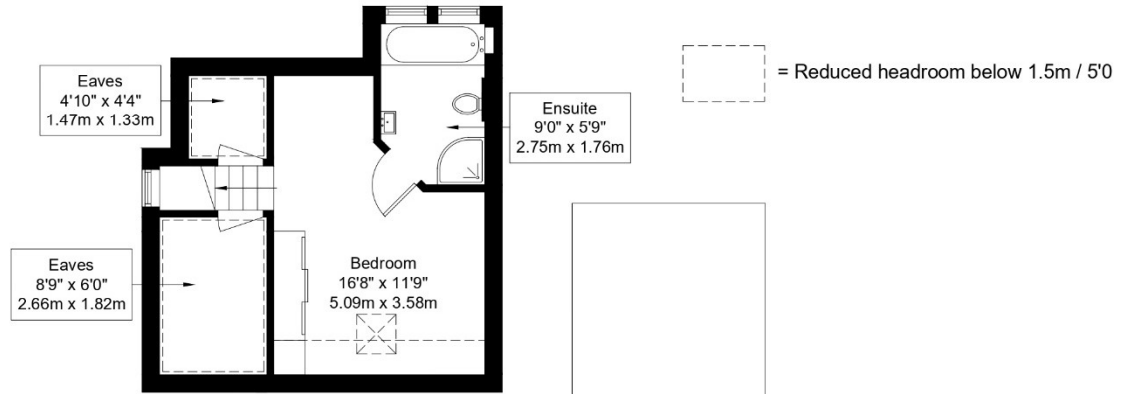
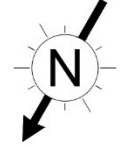
Lady Somerset Road, NW5 1TR

Approx Gross Internal Area = 149.1 sq m / 1605 sq ft

Restricted head height / Eaves = 8.9 sq m / 96 sq ft

Terrace = 24.7 sq m / 266 sq ft

Total = 182.7 sq m / 1967 sq ft



Third Floor



Ground Floor

First Floor

Second Floor

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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