

**FOUNDERS HOUSE, KENTISH TOWN ROAD NW5
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

**We are delighted to offer for sale a super one bedroom
flat set on the first floor of a building, set on the corner
with Patshull Road.**





The flat, which is located along Kentish Town Road and set above commercial premises, is close to Kentish Town tube station (Northern line), Kentish Town Thameslink, bus services, shops, restaurants, pubs and cafes. The Camden Town area is a bus ride away from Kentish Town Road for its attractions and amenities including Camden Market alongside The Regents Canal in one direction, and Highgate and Parliament Hill Fields with Hampstead Heath beyond in the other. The Kings Cross area is a bus ride away from Kentish Town Road, 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.

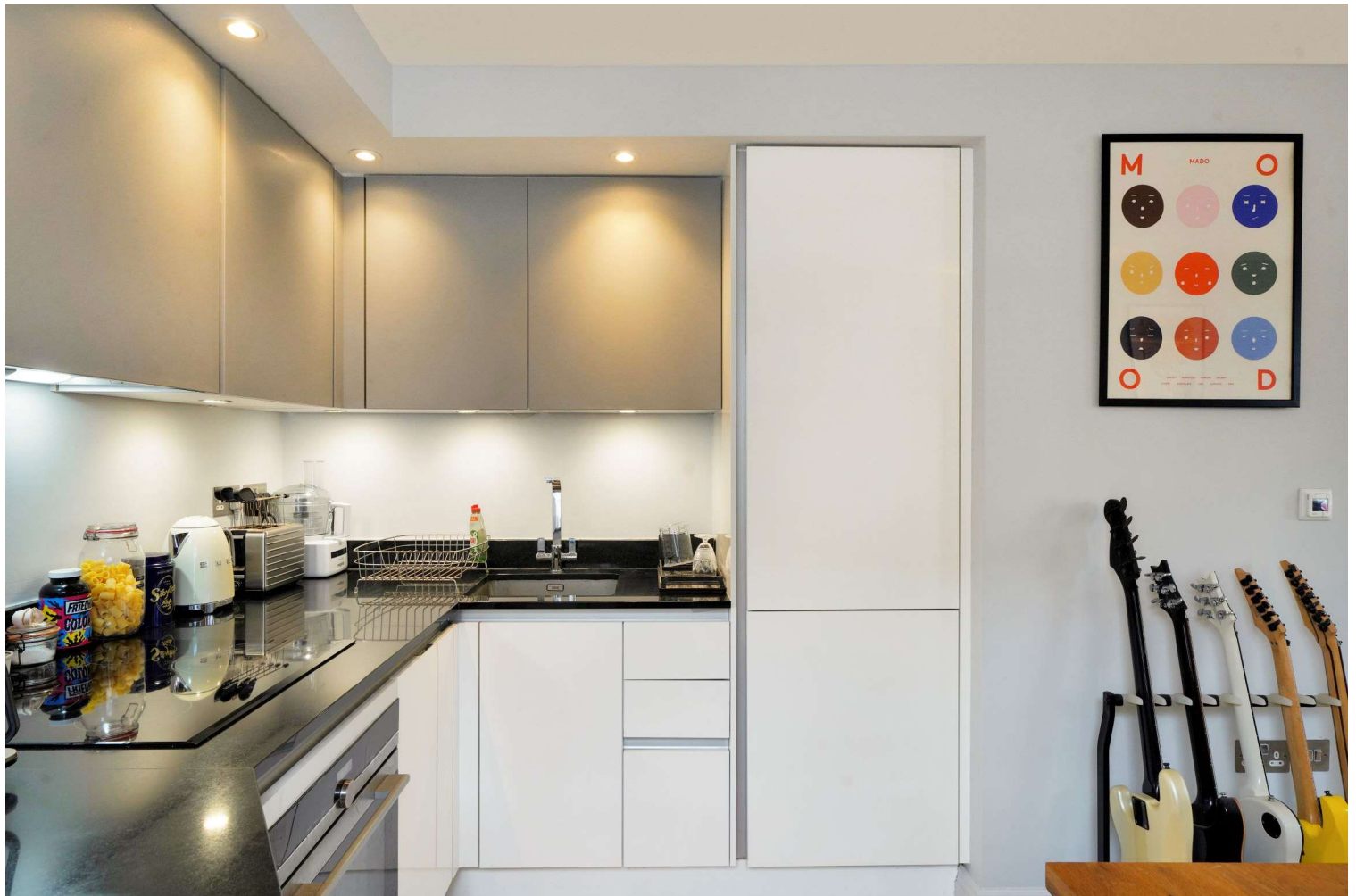
The flat comprises a spacious reception room with an open plan stylish kitchen with windows located to the front and side of the room, a bedroom with fitted wardrobes and a stylish shower room.

TENURE:	150 Years Lease on & inc. 1st July 2017
GROUND RENT:	£350 p.a subject to review
SERVICE CHARGE:	£1,266.62 – For period 01.01.24 to 30.06.24
Parking:	Not eligible for a parking permit via Camden Council
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, G Network, Virgin Media.
Construction Type:	To be confirmed
Heating:	We have been advised by the owner there is underfloor heating in three zones – Unverified

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. The Lessee must not keep any animal, bird or reptile in the Flat and except birds in cages or fish in tanks or other small animals in cages or tanks or with the Freeholder's prior written permission a dog or cat (one of each only). The Lessee must carpet the bedrooms of the Flat at all times.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,872.32 for 2025/26).













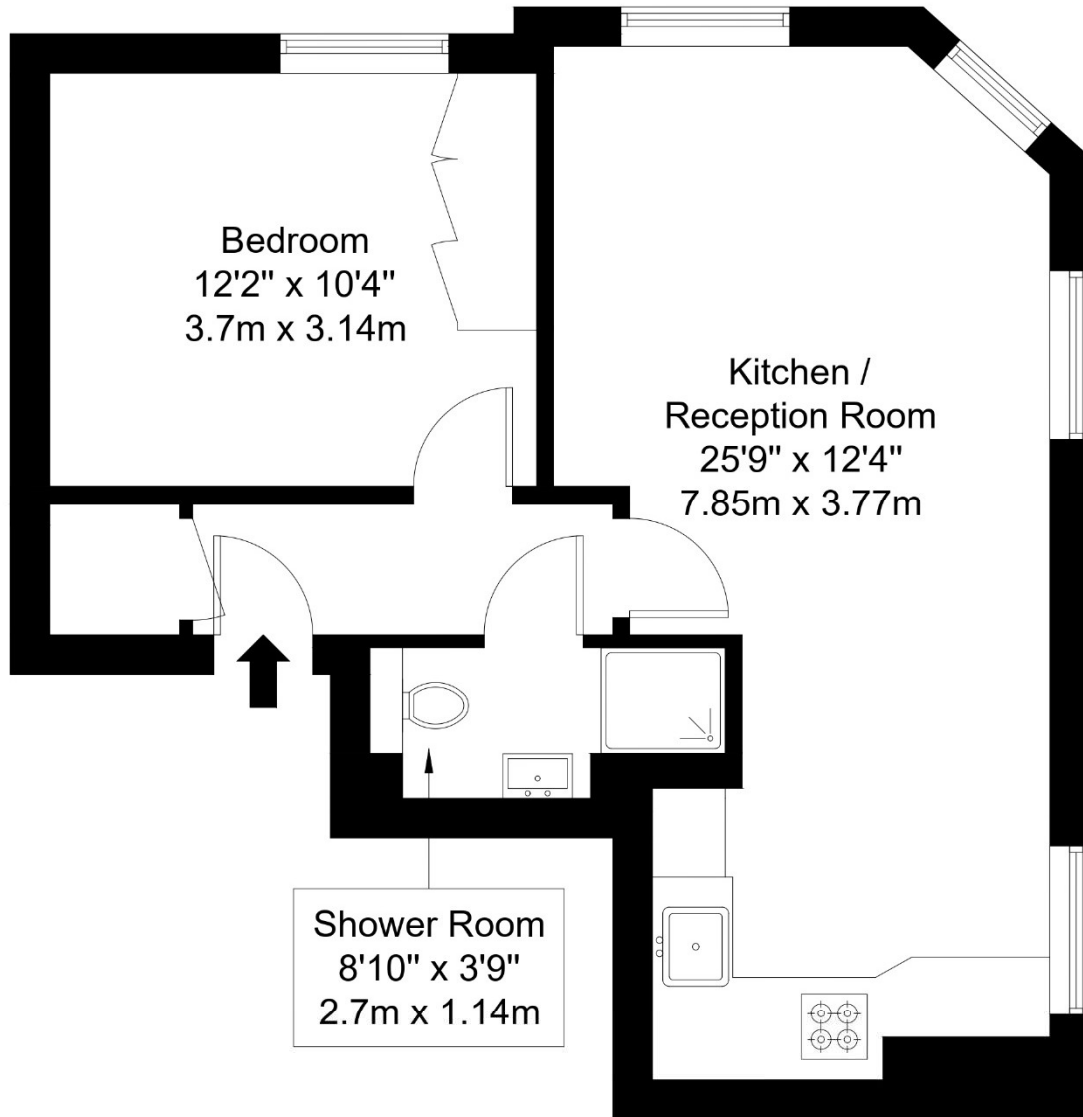
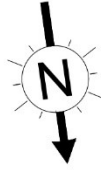
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

Kentish Town Road, NW5 2AE

Approx Gross Internal Area = 45.5 sq m / 490 sq ft



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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