

**LONG MEADOW, TORRIANO AVE, NW5
£500,000 LEASEHOLD**

A spacious two double bedroom flat set on the ground floor of a purpose built building, set back from Torriano Ave in Kentish Town.





The property is set along Torriano Ave, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and restaurants. Camden Town is a bus ride away from Kentish Town Road & Camden Road, for its attractions including Camden market alongside The Regents Canal. The Kings Cross area is served by bus services from Brecknock 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 offers well-proportioned living accommodation and comprises a reception room with access to a private balcony, a separate kitchen, a windowed shower room, a separate wc, two double bedrooms and a room that is being used as a study.

TENURE: **125 Years Lease from 1st March 2004**

GROUND RENT: **£10 p.a**

SERVICE CHARGE : **£1,420.28 – Estimated 2022/2023 – includes buildings insurance , communal electricity, caretaking services, communal repairs and maintenance, ground rent, etc.**

Council Tax : London Borough of Camden – Council Tax Band : B (£1,393.72 2022/2023).







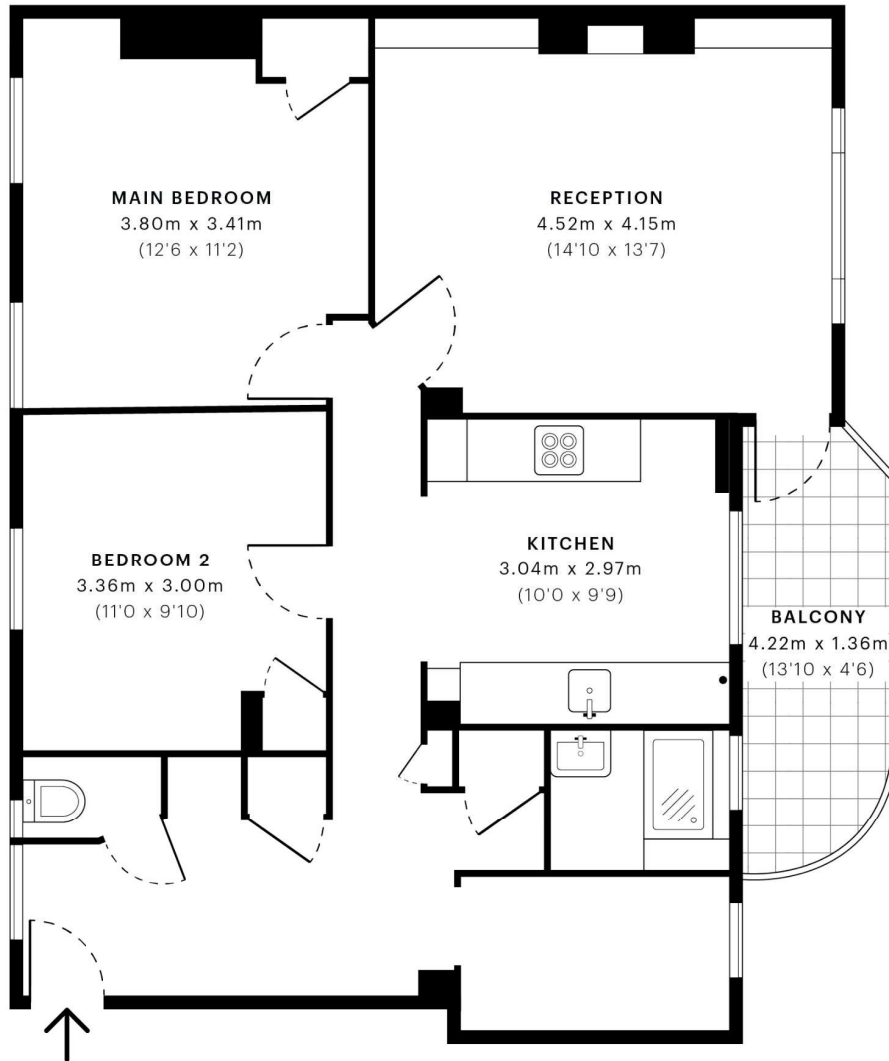




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
72.12 sqm / 776.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
68.35 sqm / 735.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.93 sqm / 53.07 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.20 sqm / 2.15 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 78.34 sqm / 843.24 sqft
IPMS 3C RESIDENTIAL 75.54 sqm / 813.11 sqft

SPEC ID 62deb7297489e60dd4f2853b