

**GORDON HOUSE ROAD, NW5
OFFERS IN EXCESS OF
£650,000 LEASEHOLD**

A spacious two double bedroom flat set on the first and second (top) floors of a period building, with its own private entrance on the raised ground floor, and with direct access to a shared rear garden, well placed for Parliament Hill Fields with Hampstead Heath beyond.





The property is located along Gordon House Road, well placed for Parliament Hill Lido and Parliament Hill Fields with Hampstead Heath beyond, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Gospel Oak overground station, local bus services, shops and cafes. Camden Town is a bus ride away from Highgate Road, for its attractions including Camden market alongside The Regents Canal.

The property has its own entrance on the raised ground floor and offers well proportioned accommodation. It comprises double doors from the landing hallway into a reception room, a separate kitchen and a shower room all on the first floor, with stairs up to double two bedrooms on the second (top) floor above. The property also has direct access to a shared rear garden.

TENURE: 125 Years Lease from 18th December 1995

GROUND RENT: £10p.a

SERVICE CHARGE: £586.22 – Estimated for period ending 31.03.24 -
For buildings insurance, block repairs and
maintenance and other communal charges

Council Tax: London Borough of Camden - Council Tax Band: D (£1,900.16 for 2023/24).
















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.

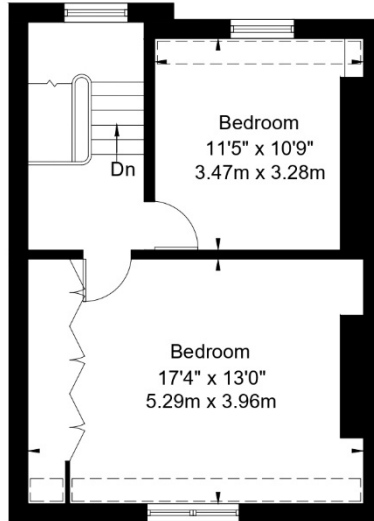
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	

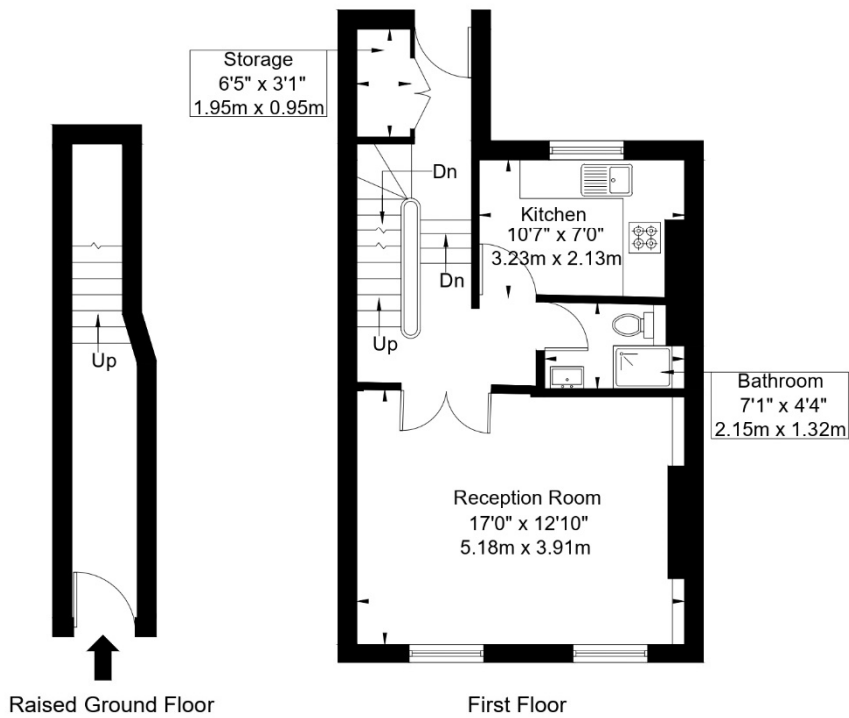
Gordon House Road, NW5 1LN

Approx Gross Internal Area = 86 sq m / 925 sq ft
 Restricted Head Height Area = 4 sq m / 43 sq ft
 Total = 90 sq m / 968 sq ft

 Restricted Head Height



Second Floor



Raised Ground Floor

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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