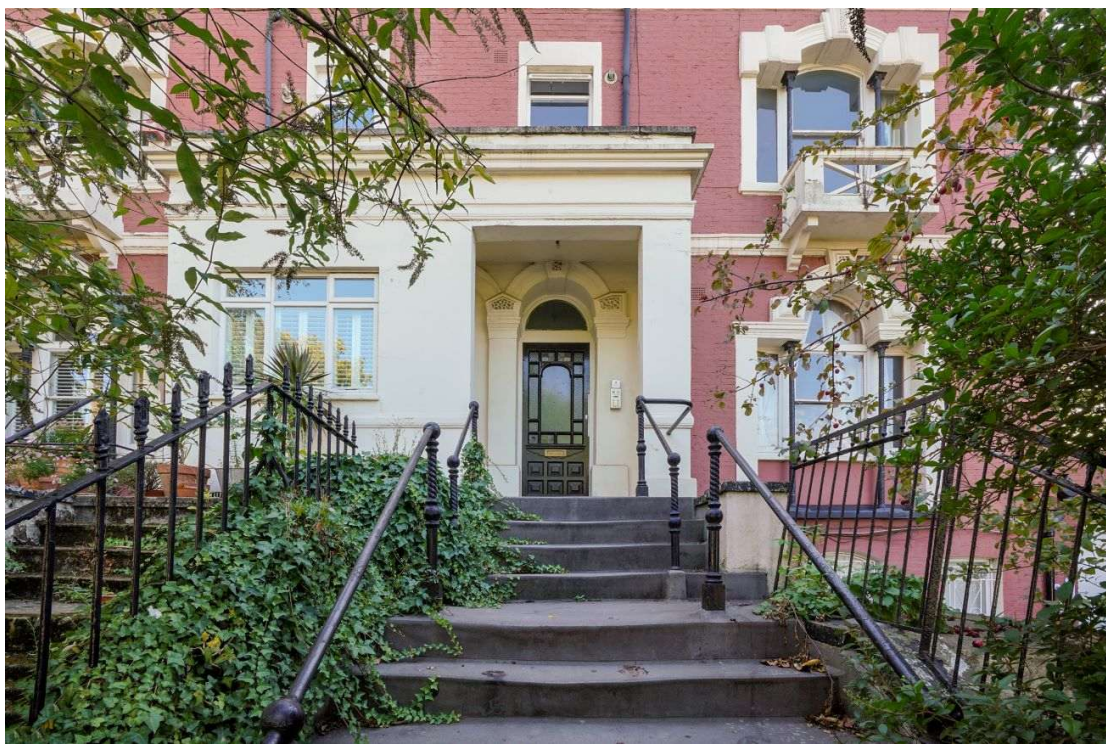


CAMDEN ROAD NW1 OFFERS IN EXCESS OF £650,000 LEASEHOLD

Offering for sale a delightful, spacious two bedroom flat set on the first floor of a substantial period building in the NW1 area.





The property is located along Camden Road, nearest tube stations being Kentish Town and Camden Town (both Northern line) and close to Camden Road overground station, local bus services and shops. The central Camden Town area is a walk or a bus ride away from Camden Road for its attractions including Camden Market alongside The Regents Canal. The Kings Cross area is a bus ride away 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 offers well-proportioned living accommodation and comprises, a reception room, a separate kitchen, two bedrooms and a windowed shower room.

A word from the owner....."We've loved how bright and spacious the flat feels with its high ceilings and large sash windows. The park view adds a real sense of openness, and the shared garden has been a great space for our children. The location has been amazing too, with excellent transport links and plenty of fantastic local places just a short stroll away."

TENURE: **125 Years Lease from 13th August 1990** – We have been advised by the owner that they have started the process of looking into a lease extension. They have contacted a few companies for quotes for the extension costs and likely timeline.

GROUND RENT: £10 p.a

SERVICE CHARGE: £904.70 – Estimated for year ending 31.03.26 – For insurance and other communal charges

Parking: We have been advised by the owner – parking permits available

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, Virgin Media) with a good level of mobile phone coverage.

Construction Type: We have been advised by the owner – with timber framed windows

Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal, bird, reptile or insect shall be kept in the flat without the written permission of the freeholder. To keep the floors of the flat including the passages thereof substantially covered with carpets except that in the kitchen and bathroom, a cork or rubber covering or other suitable material for the avoiding the transmission of noise may be used instead of carpets.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,106.36 for 2025/26)













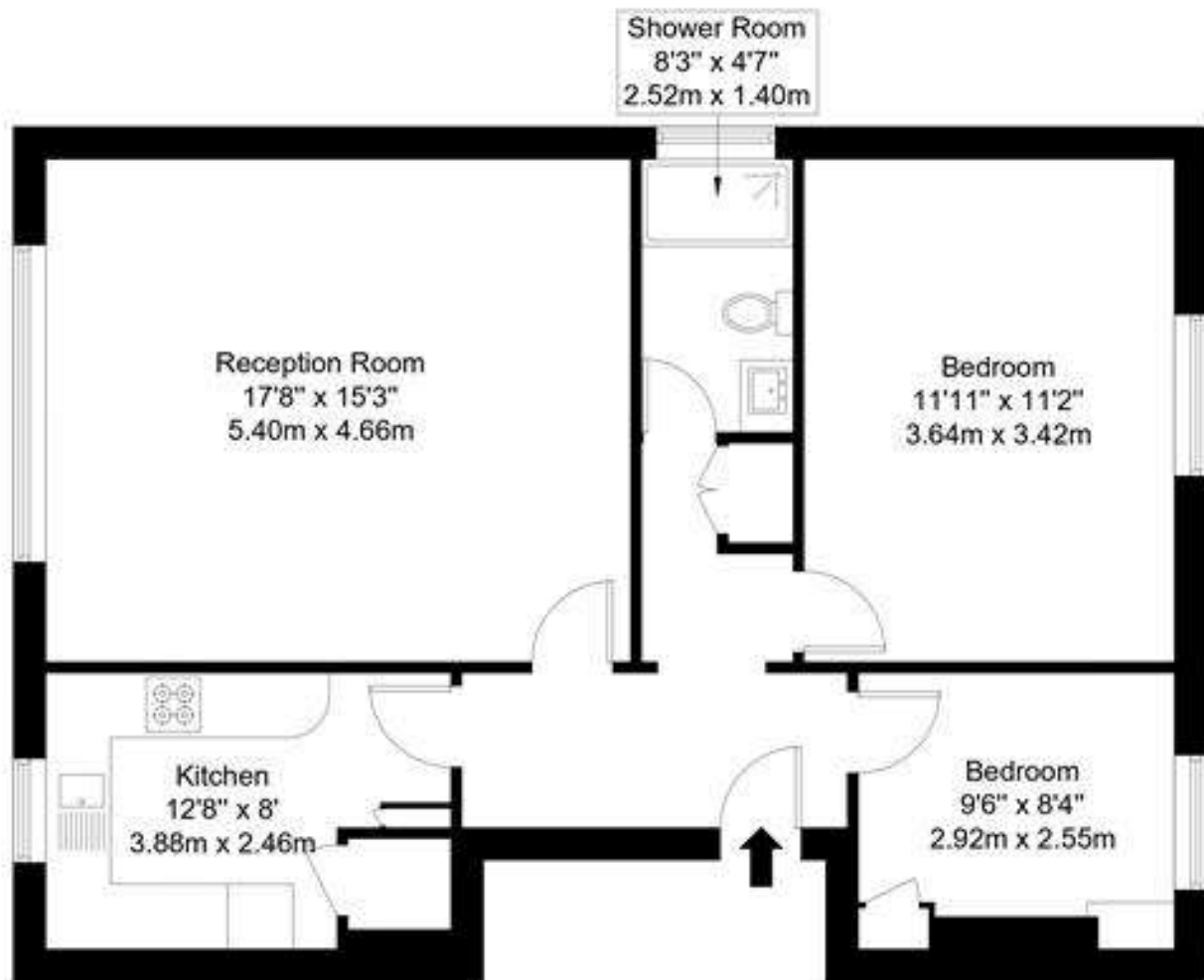
Whilst this property has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Camden Road, NW1 9HE

Approx Gross Internal Area = 71.8 sq m / 773 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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