



Balmore Street N19

£595,000 *Leasehold*

A superb, two bedroom first floor apartment in a peaceful setting, just a short walk from Parliament Hill Fields. The property is presented in good decorative condition and comprises 654 sq. ft. accommodation featuring two double-sized bedrooms and has use of a rear communal garden.



KEY FEATURES

- 2 Bedrooms
- Communal Garden
- Double-glazed
- 654 sq. ft. accommodation



Highgate

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Baltimore Street is conveniently situated for easy access to a variety of local amenities including local shops, bus routes into the City and West End, Archway Tube Station and local schools. The open spaces of Parliament Hill, Hampstead Heath and Waterlow Park are all within a short walk.

MATERIAL INFORMATION:

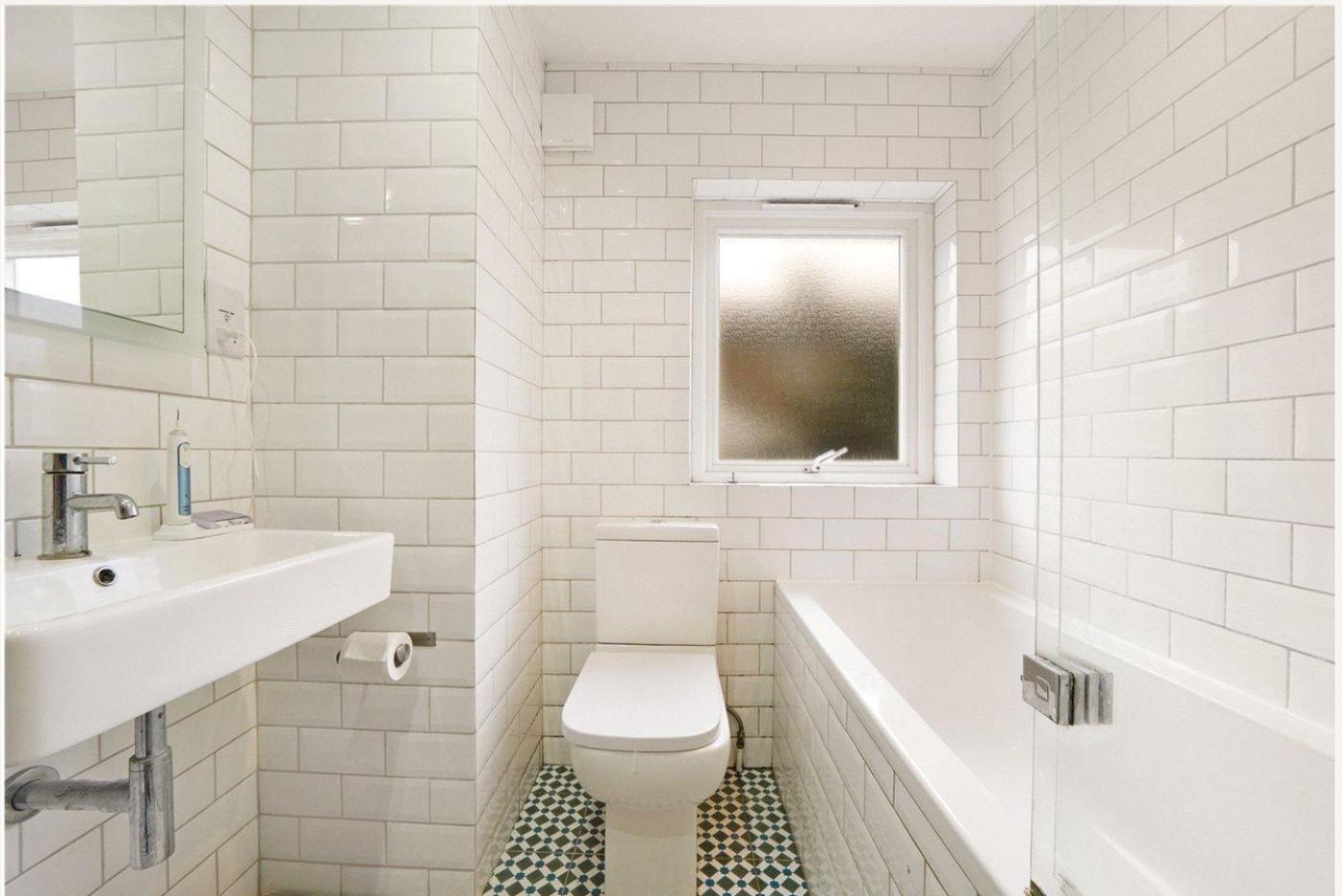
Tenure: 125 year lease from 11th March 1996.

Ground Rent: £10.00 per annum.

Service Charge: £924.95 for year ending March 2026.

Council Tax Band: Camden Council BAND D (£2,106.36 for 2025/26).





Parking: Residents parking by permit.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband services are available (Openreach, Virgin Media and Community Fibre) with a good level of reception for mobile phones pending your service provider.

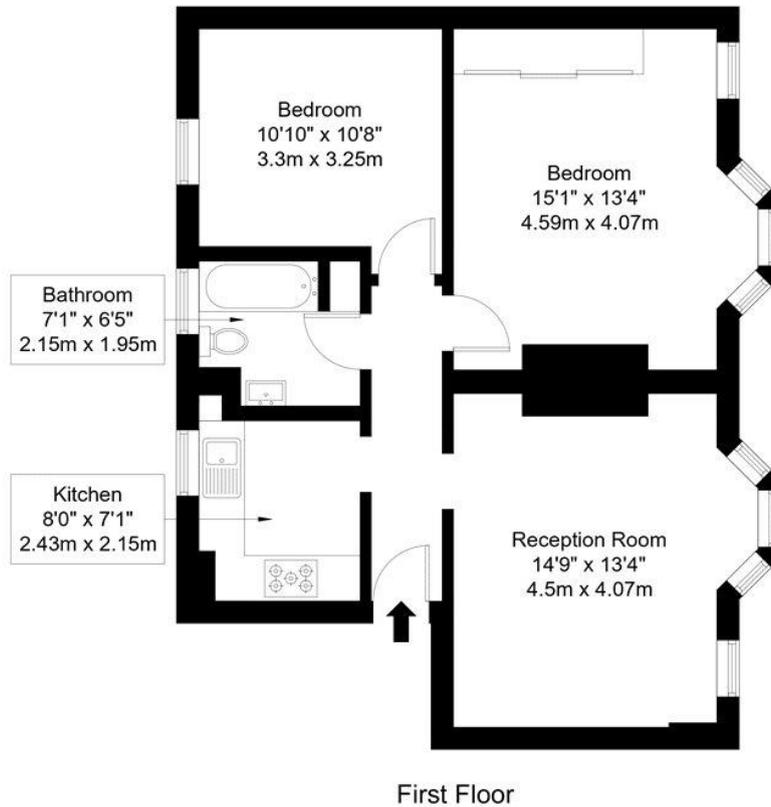
Construction Type: Brick. Double-glazed windows.

Heating: Gas central heating.

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

Baltimore Street, N19 5DA

Approx Gross Internal Area = 60.8 sq m / 654 sq ft



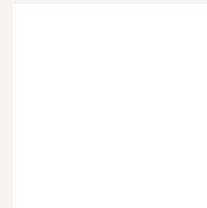
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Copyright **BLEU PLAN**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HGT250089>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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