

**WOODSOME ROAD, NW5
OFFERS IN EXCESS OF
£475,000 SHARE OF FREEHOLD**

Offering for sale a one bedroom chain-free flat, set on the second (top) floor, located in Dartmouth Park and well placed for Parliament Hill Fields with Hampstead Heath beyond.





The building is set at the Highgate Road end of Woodsome Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Gospel Oak overground station, local bus services and shops along Swain's Lane. Bus services are served from Highgate Road for the Camden Town area, for its attractions including Camden Market alongside The Regents Canal in one direction, and Highgate in the other. The Kings Cross area is served by bus services from Highgate 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, which has its entrance on the first floor off the communal hallway comprises a reception room with an open plan kitchen, a bedroom with wardrobes and a bathroom.

TENURE: 999 Years Lease from 24th June 1976

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay one third of any communal works that need to be carried out – Unverified

Parking: We have been advised by the owner resident or visitor permit needed

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Community Fibre, Virgin Media.

Construction Type: We have been advised by the owner brick construction with a slate roof

Heating: We have been advised by the owner a gas combination boiler

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animals or pets on the demised premises or any part thereof without the written consent of the Freeholder.

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













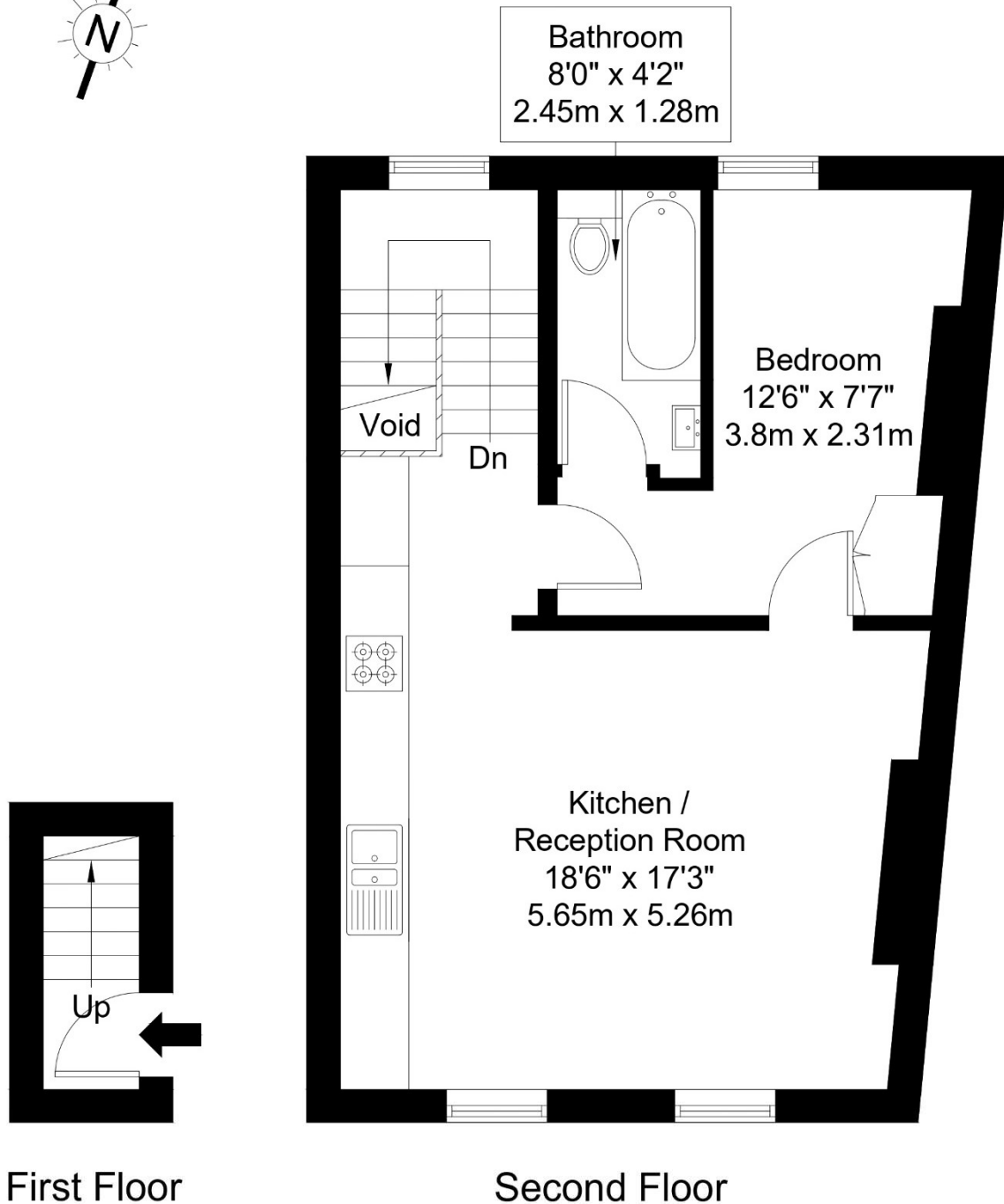
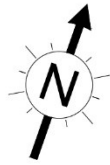
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Woodsome Road, NW5 1RY

Approx Gross Internal Area = 44.1 sq m / 475 sq ft



Ref :

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.

Copyright @ BleuPlan