

LEIGHTON ROAD NW5 £725,000 LEASEHOLD

A superb two bedroom maisonette set on the first and second floors of an attractive building, with its own private entrance on the ground floor, and with a wonderful roof terrace.





The property is located along Leighton Road, close to the junction with Torriano Ave, nearest tube station being Kentish Town (Northern line) and close to local Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. Camden Town is served by bus services from Camden Road, for its amenities and attractions including Camden Lock and Camden market alongside The Regents Canal. Parliament Hill Fields with Hampstead Heath beyond are served by bus services from Kentish Town Road.

The property which is accessed via its own private entrance on the ground floor, comprises a windowed bathroom with a bath and a separate shower cubicle on the half landing, a reception room and a separate kitchen on the first floor, two bedrooms on the second floor with stairs up to a roof terrace accessed via an electric roof hatch.

Viewing is recommended.

TENURE: 125 Years Lease from 24th June 2000

GROUND RENT: £100p.a

SERVICE CHARGE: We have been advised by the owner there is no fixed charge - They pay 50% of the repairs - Unverified

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







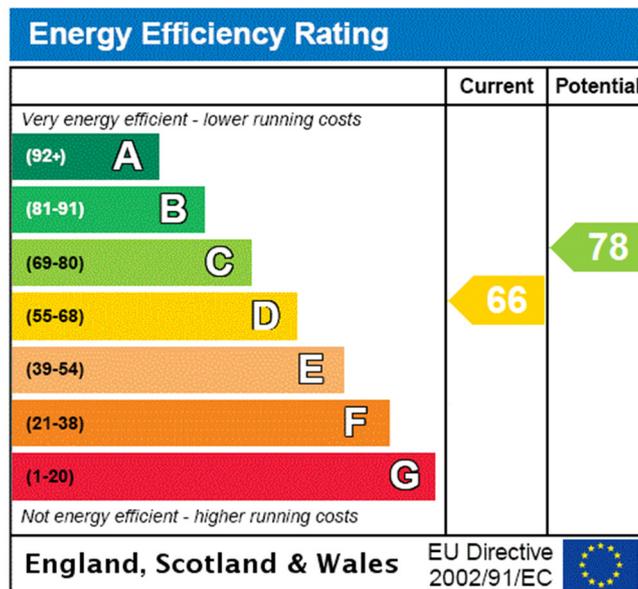






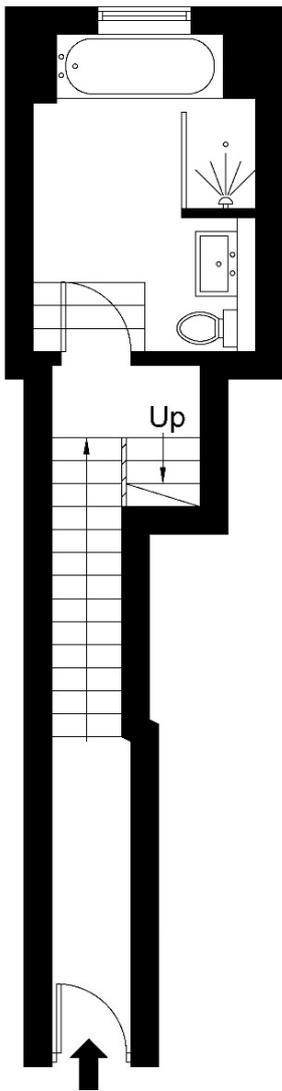
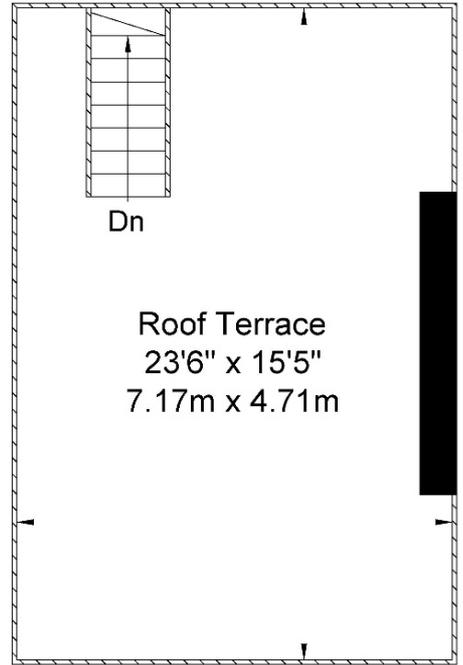
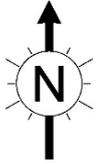
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

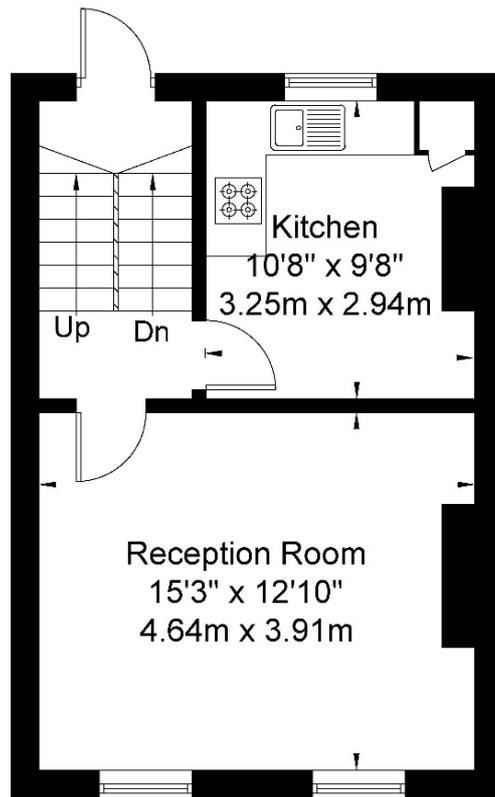


Leighton Road NW5 2RB

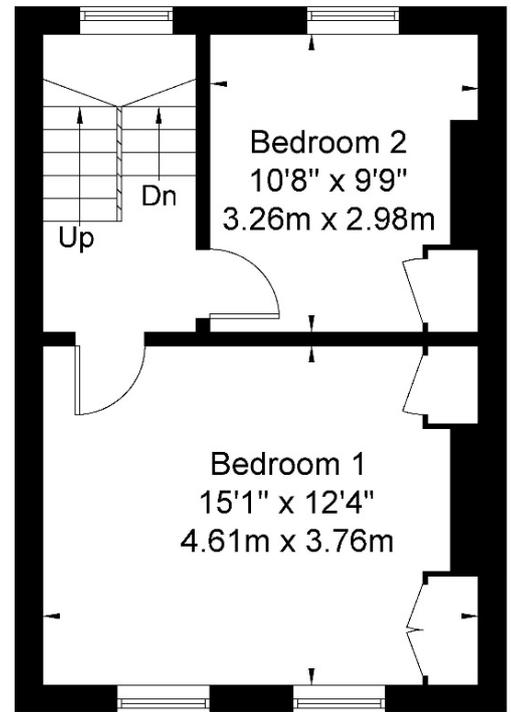
Approx Gross Internal Area = 83.3 sq m / 896 sq ft



Ground Floor



First Floor



Second Floor

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

Copyright @ BLEUPLAN