

NORTH VILLAS NW1

£625,000 LEASEHOLD

A two-bedroom plus study, chain free flat, set on the second (top) floor of a substantial period building, located in one of the streets just off of Camden Square.





The property is located on North Villas, which is just off Camden Square, nearest tube stations being Kentish Town and Camden Town (both Northern Line), and Caledonian Road (Piccadilly Line), and close to Camden Road overground station, with good local bus services and shops. The Camden Town area and its attractions, including Camden Market alongside the Regents Canal are a less than one mile away. There are bus services on York Way to the Kings Cross area for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents Canal, Granary Square, and the shops and restaurants of Coal Drops Yard.

This bright flat, which has its entrance on the first floor off the communal hallway comprises a reception room with an open plan kitchen, two bedrooms, a study & a windowed bathroom

An internal viewing is highly recommended.

TENURE: 125 Years Lease from 25th March 2002

GROUND RENT: £10pa

SERVICE CHARGE: £670.41 -Estimated - period ending 31.03.2023
Includes insurance, management charge,
block repairs & maintenance, block electricity
etc

Council Tax: London Borough of Camden - Council Tax Band: E (£2,190.14 for 2022/23).

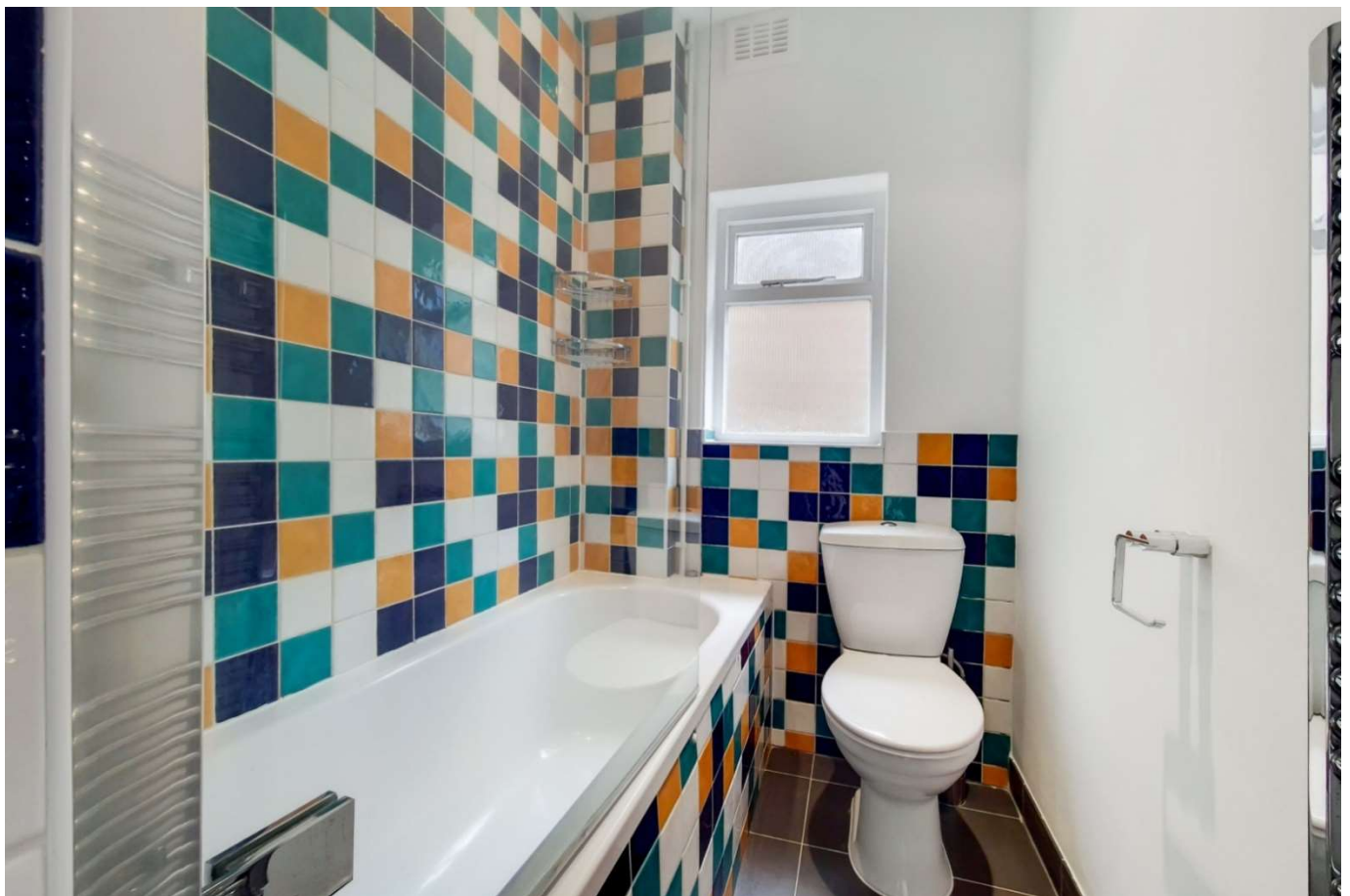


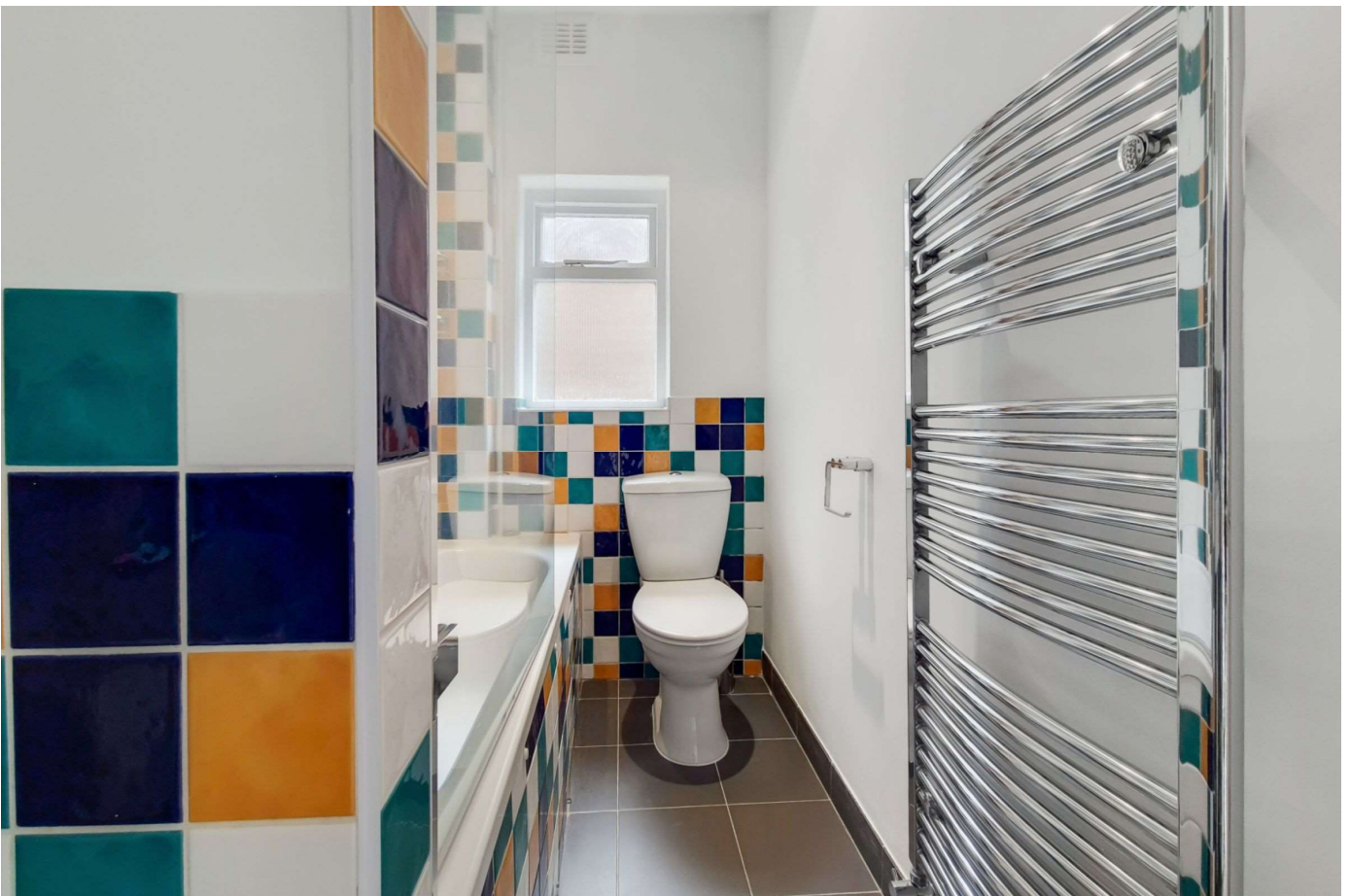










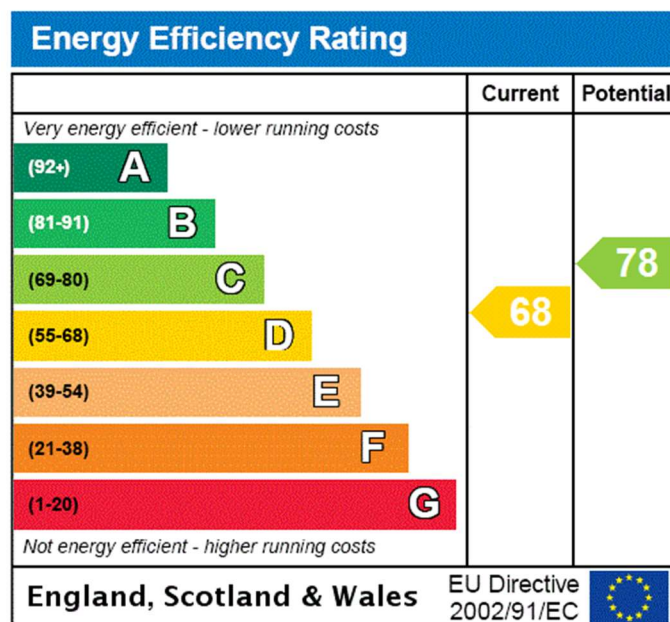


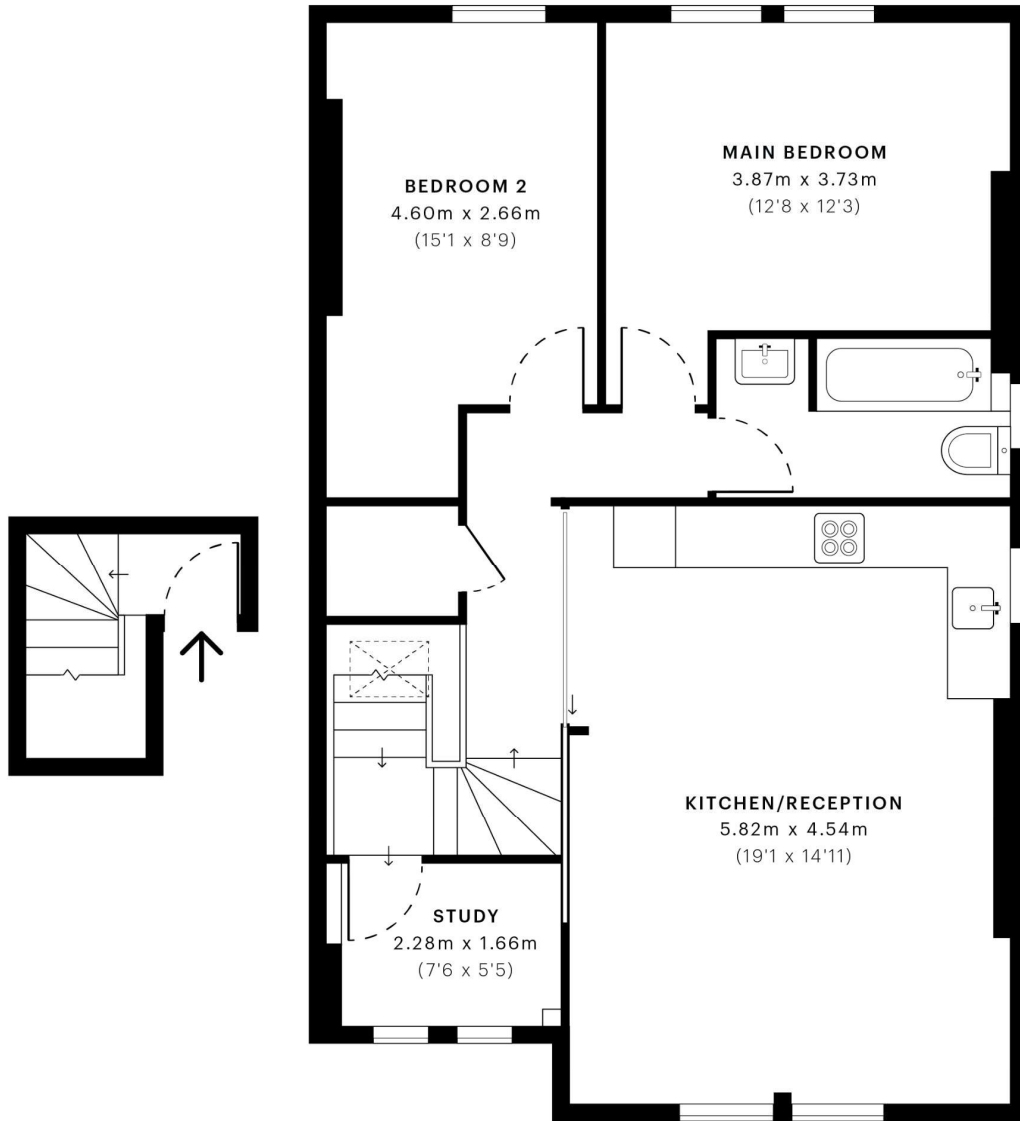




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
71.27 sqm / 767.14 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
66.33 sqm / 713.97 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.30 sqm / 3.23 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 69.64 sqm / 749.60 sqft
IPMS 3C RESIDENTIAL 66.70 sqm / 717.95 sqft

SPEC ID 62e28e3fdf5ebc0dc497f6e1