

**NORTHPOINT SQUARE, NW1  
OFFERS IN EXCESS OF  
£600,000 LEASEHOLD**

**Offering for sale a spacious chain-free two bedroom flat, set on the second floor of a purpose built building, within a gated development in NW1.**





The flat is set in Northpoint Square which is located along Camden Road, its nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink & Camden Road overground stations. The flat is within close proximity of local bus services, shops and a bus ride from Camden Road to the central Camden Town area for its attractions including Camden Market alongside the Regents Canal. The Kings Cross area is a bus ride away from Brecknock 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 offers well-proportioned chain-free accommodation and comprises a reception room (with a bay) with access through to a kitchen, a utility cupboard off the hallway, a bathroom and two bedrooms, one of which has an ensuite shower room.

**TENURE:** 125 Years Lease from 1<sup>st</sup> December 2004

**GROUND RENT:** £207.99 - period 01.03.26 to 31.08.26

**SERVICE CHARGE** £2220.00 – period 01.09.25 to 28.02.26

**Parking:** None

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

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, G Network, Community Fibre, with a good level of mobile phone coverage.

**Construction Type:** To be confirmed

**Heating:** Gas

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. No dog, bird, cat or other animal or reptile shall be kept in the Demised Premises except with the prior written consent of the Manager.

Council Tax: London Borough of Camden - Council Tax Band: F (£3,042.52 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.

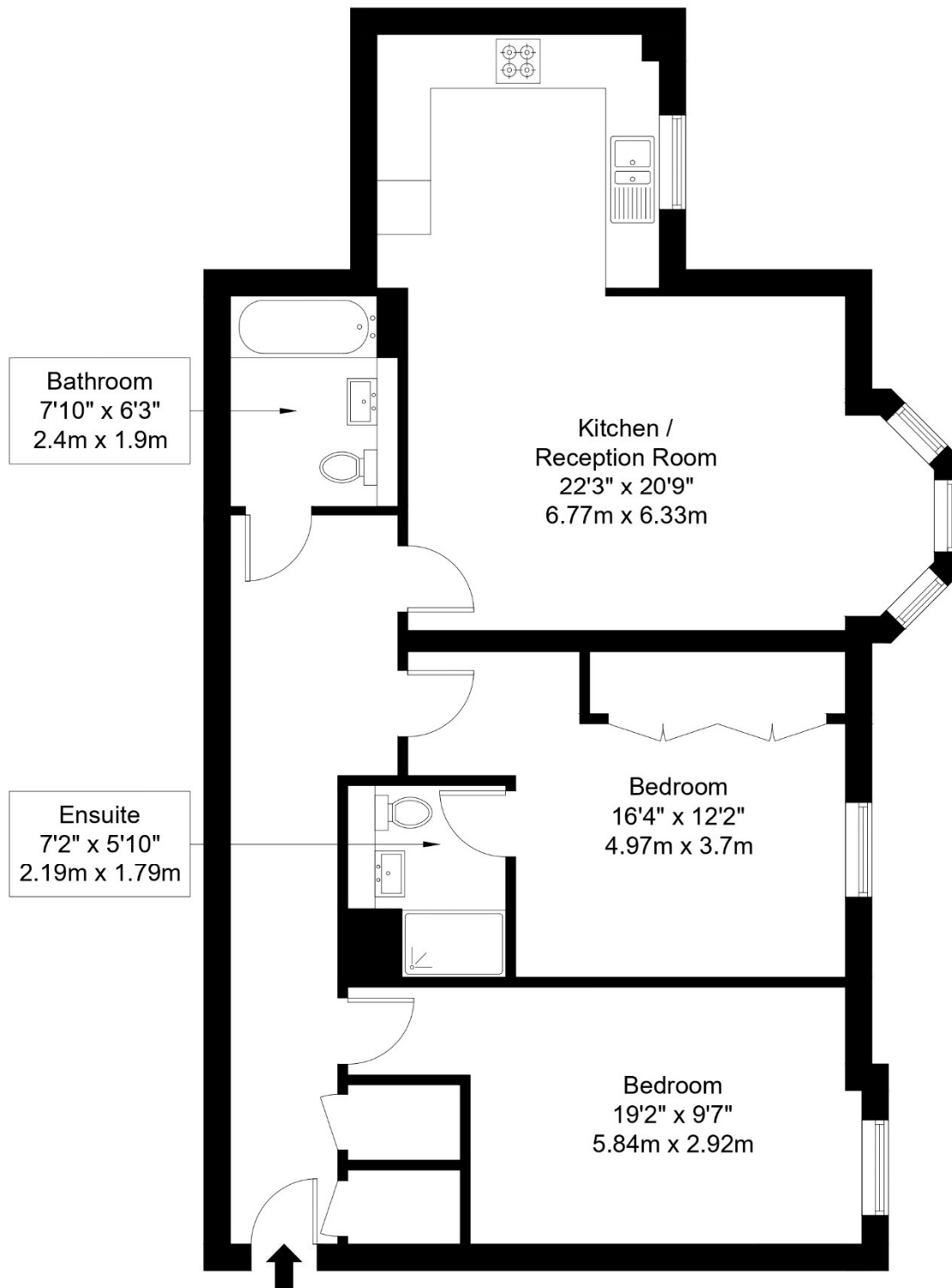
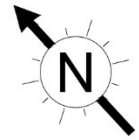
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Northpoint Square, NW1 9AW

Approx Gross Internal Area = 87.1 sq m / 938 sq ft



Second 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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