

**THE MITRE, GRAFTON ROAD, NW5
OFFERS IN EXCESS
£550,000 LEASEHOLD**

**We are delighted to offer for sale a two bedroom chain-free flat,
set on the second floor of a converted pub, with direct access
from the reception room to a private roof terrace.**





The Mitre is located on Grafton Road, nearest tube stations being Kentish Town, Chalk Farm and Belsize Park (all Northern line) and close to Gospel Oak overground station, local bus services, shops, Parliament Hill Lido and Parliament Hill Fields with Hampstead Heath beyond.

The property offers well-proportioned living accommodation and comprises a reception room with direct access to a private roof terrace, same reception also has access to a kitchen, a windowed bathroom and two bedrooms, one with an en-suite shower room.

A word from the owner:- "I love that the flat gets so much light. The kitchen gets the morning sun. The terrace is perfect for enjoying sunny afternoons and watching the sun go down. The location near to Kentish Town and Hampstead Heath is the best of both worlds: feeling both close to the city and to nature on the heath. Gospel Oak Overground station is also just a short walk away."

TENURE:	125 Years Lease from 29th September 2003
GROUND RENT:	£250pa - rising by £50 every 25 years from 2003
SERVICE CHARGE:	£2,718.77 Estimated for period 2026/27 – Insurance, management, repair fund (if needed) and other communal charges
Parking:	We have been advised by the owners a residents parking permit can possibly be acquired from the council. Please make your own enquiries.
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, Virgin Media, Hyperoptic, with a good level of mobile phone coverage depending on your service provider
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenants and Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal or birds in the Premises without the Freeholder's prior written consent. To keep all floors covered with carpet and other suitable materials so as to prevent the penetration of sound into other flats and to place insulators under any instruments likely to cause disturbance to other flats.

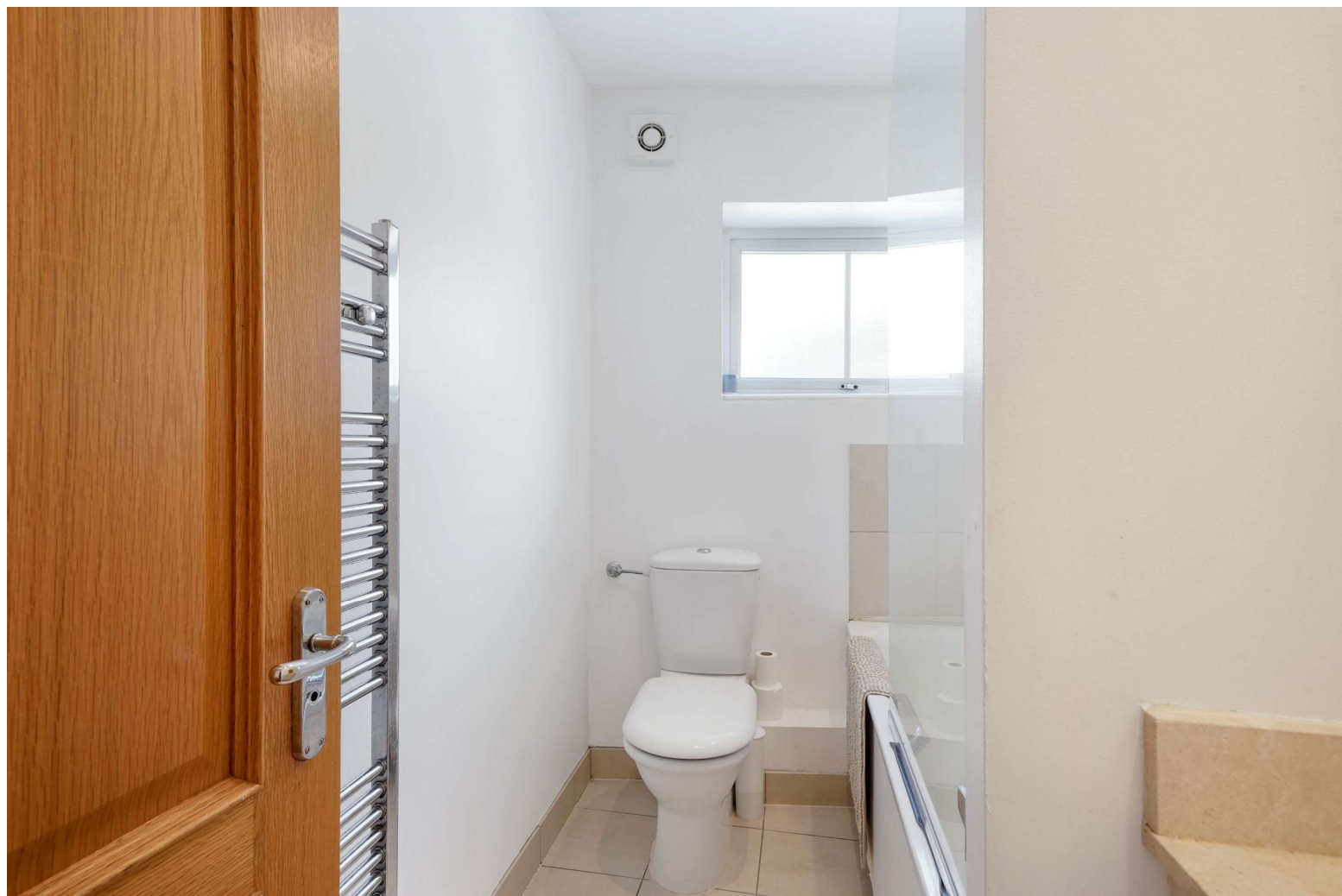
Council Tax: London Borough of Camden - Council Tax Band: E (£2,697.59 for 2026/27).













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.

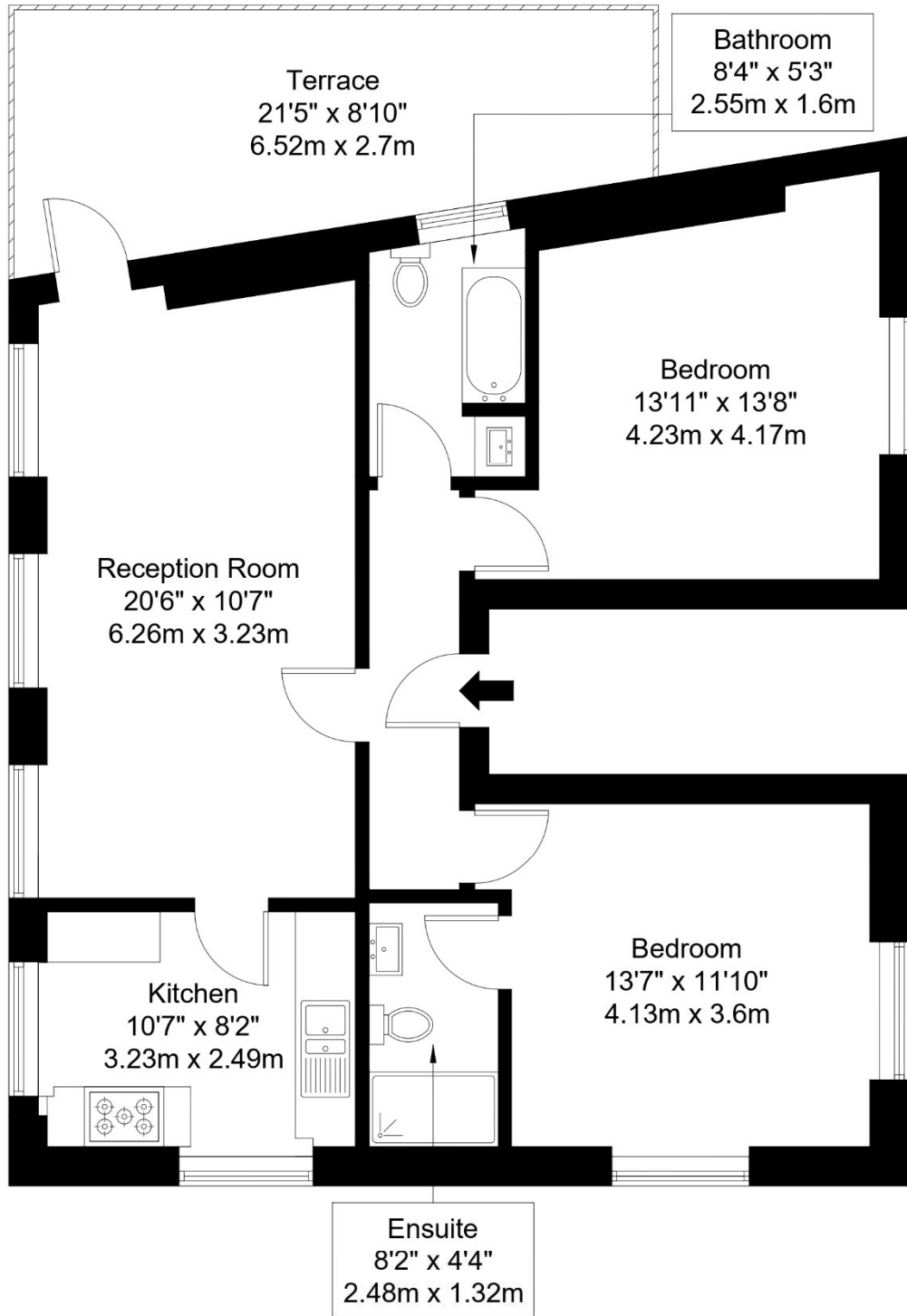
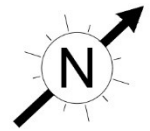
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Mitre, NW5 4AU

Approx Gross Internal Area = 69.8 sq m / 751 sq ft

Terrace = 14.6 sq m / 157 sq ft

Total = 84.4 sq m / 908 sq ft



Second Floor

Ref :

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P L A N

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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