

**FORTESS ROAD NW5
OFFERS IN EXCESS OF
£650,000 LEASEHOLD**

A spacious three bedroom flat set on the second (top) floor of three storey building, with its communal entrance in Falkland Road.





The flat offers well proportioned living accommodation and is located on the corner of Falkland Road with Fortess Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. Camden Town is a bus ride away from Fortess Road, for its amenities and attractions including Camden Lock and Camden market alongside The Regents Canal and is a walk up Highgate Road to Parliament Hill Fields with Hampstead Heath beyond.

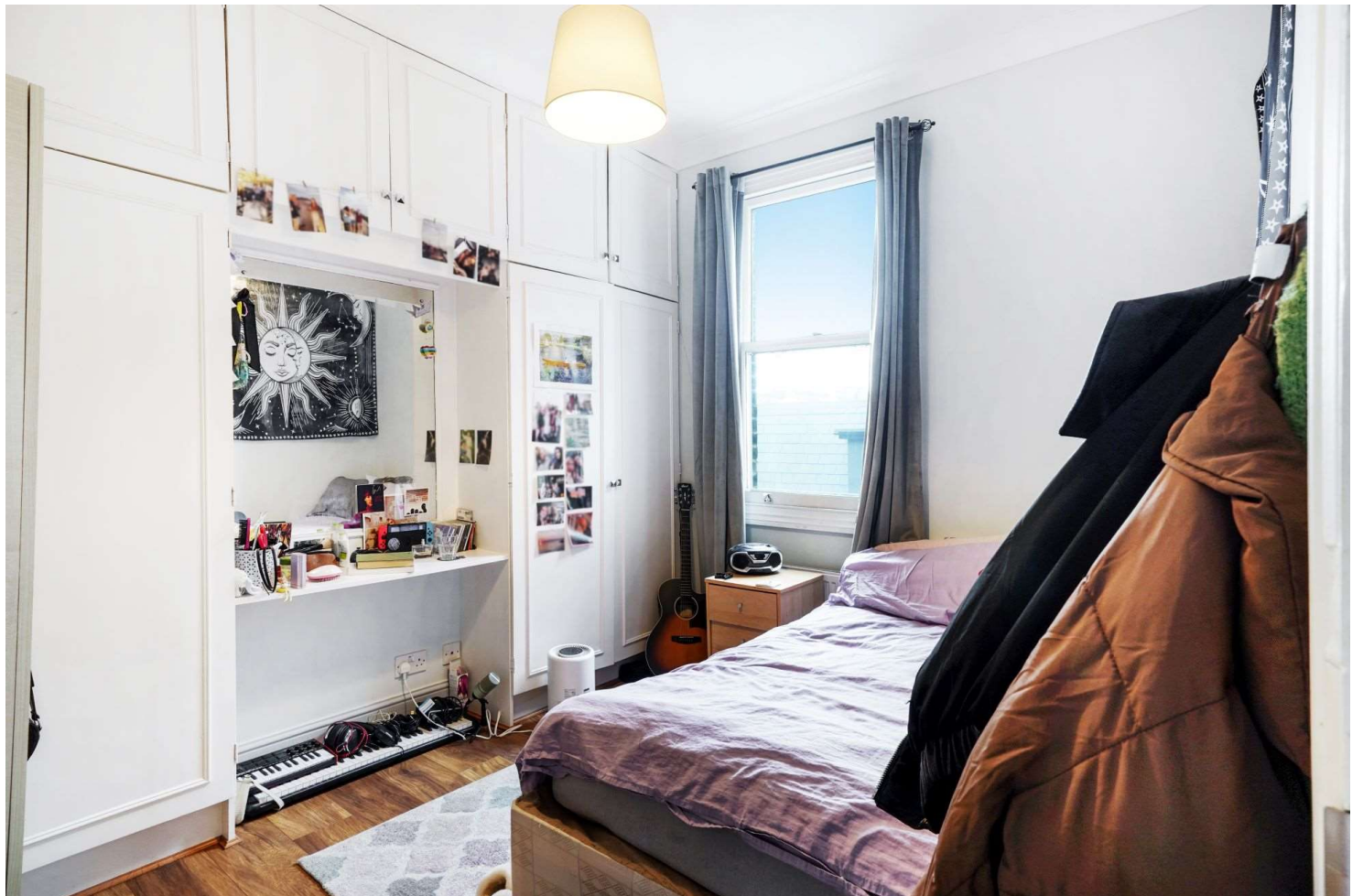
The flat, which is set above commercial premises, comprises a reception room, a separate kitchen/breakfast room, a windowed shower room, a windowed separate w.c and three bedrooms.

- TENURE:** 160 Years Lease from 12th February 2016, expiring 24.12.2176
- GROUND RENT:** £200p.a
- SERVICE CHARGE:** We have been advised by the owner they pay either 25 % (with the commercial premises) or 33.33 % if not, of any communal charge - Unverified
- Parking:** We have been advised by the owner street parking only – permit parking
- 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. 5G data is also available in this area information via Ofcom.
- Construction Type:** We have been advised by the owner brick & slate/tiled roof, timber framed windows
- Heating:** Gas
- Lease Covenants:** Not to use the Flat for any purpose whatsoever other than as a private residential flat.
- Lease Restrictions:** None of Note.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,787.17 for 2024/25).





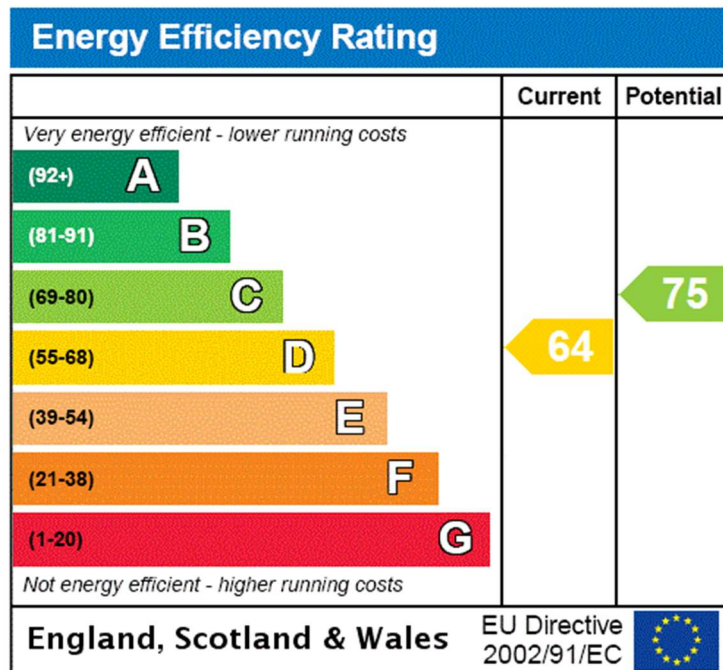






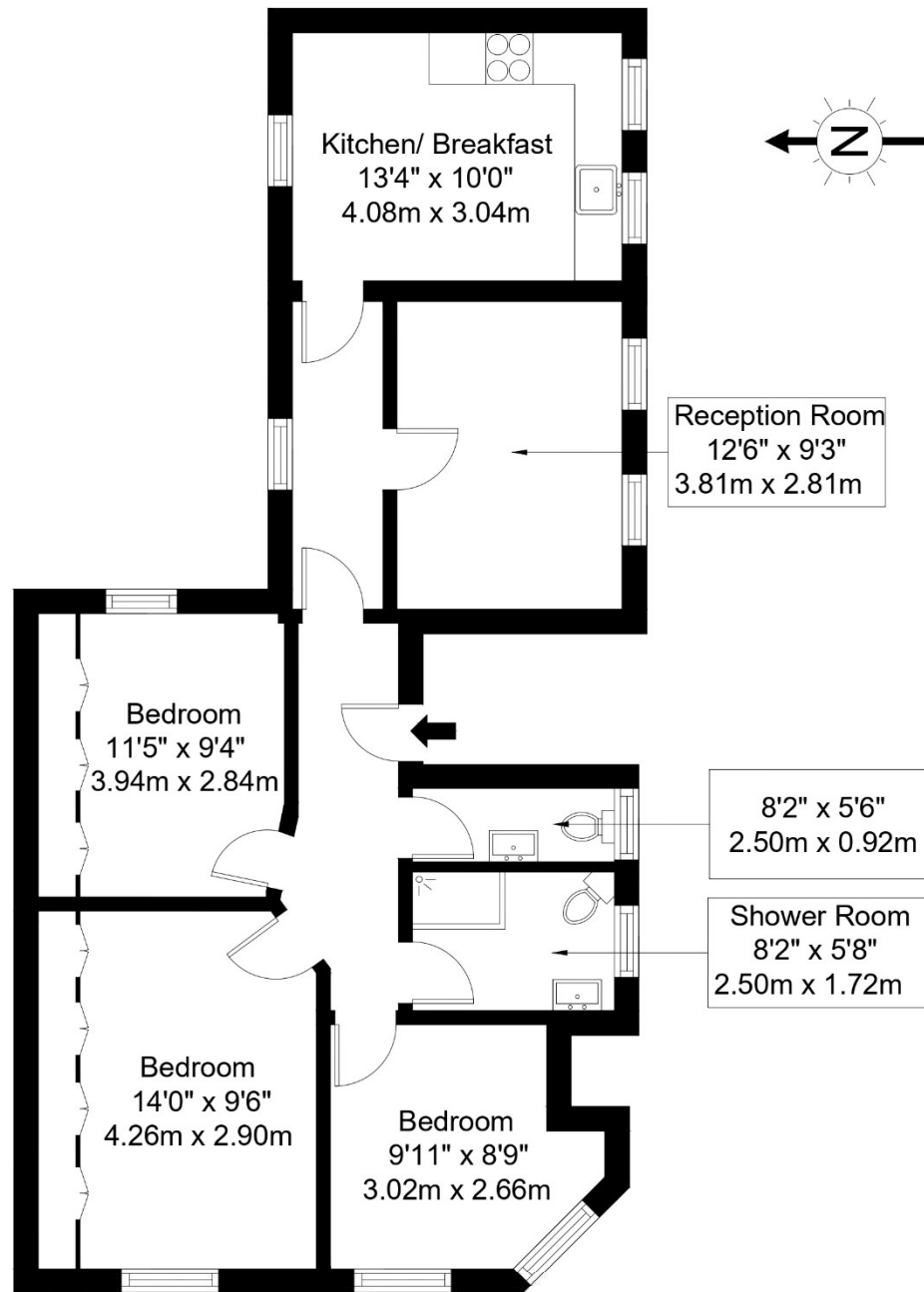
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Fortess Road, NW5 2EU

Approx Gross Internal Area = 77.7 sq m / 836 sq ft



Second Floor

Ref :

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

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