

**ATHLONE STREET NW5  
OFFERS IN EXCESS OF  
£400,000 SHARE OF FREEHOLD**

**A well-presented one bedroom flat with a study, set on the ground floor of a three storey building, located in NW5.**





Athlone Street is located off Grafton Road, nearest tube stations being Kentish Town and Chalk Farm (both Northern line) and close to Kentish Town West overground station, Kentish Town Thameslink, local bus services, Kentish Town Road shops and not too far to Parliament Hill Fields with Hampstead Heath beyond.

This super flat comprises a reception with an open plan kitchen, folding doors from the reception to a very small outside space, a bathroom, a study and a bedroom.

An internal viewing is recommended.

**TENURE:** 999 Years Lease from and inc. 1<sup>st</sup> February 2020

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owners they pay £900pa. covering annual communal bills and contribution to sink fund. Any additional costs can be covered by this fund or this flat pays one third of that communal bill – Both points unverified

Council Tax: London Borough of Camden - Council Tax Band: B (£1,477.90 for 2023/24).





















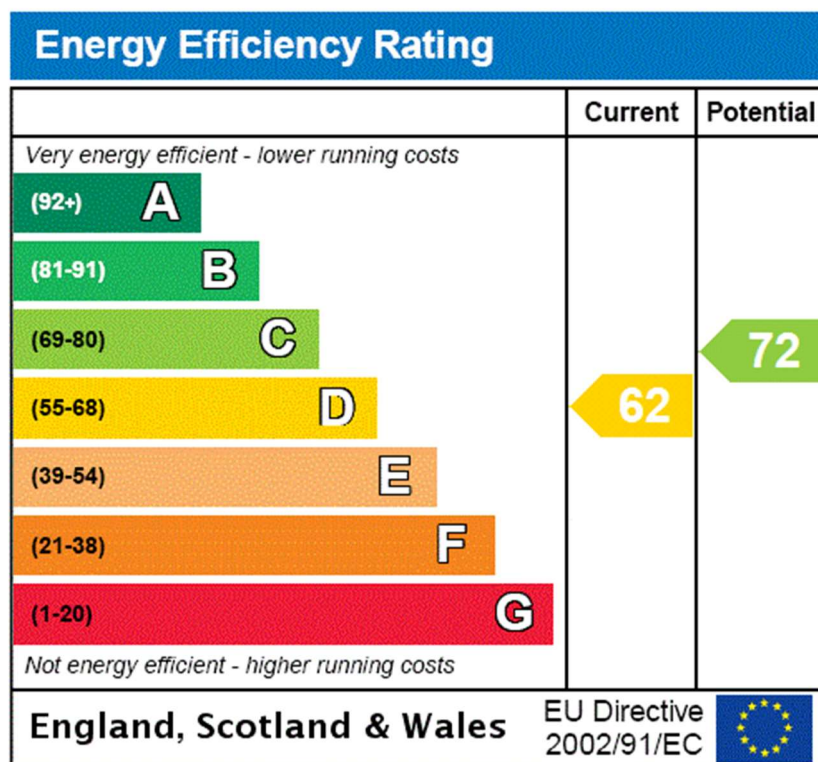






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

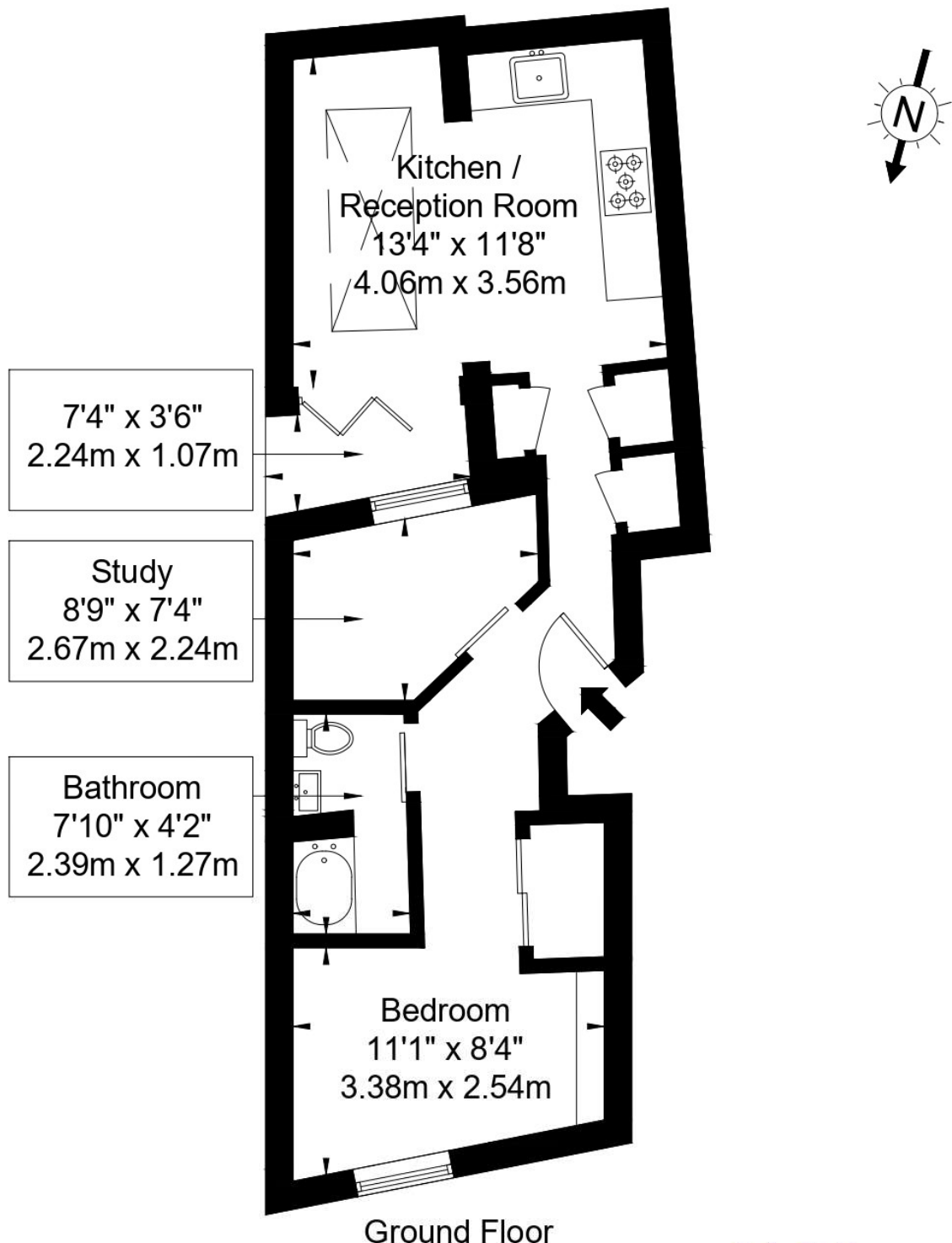
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.





# Athlone Street, NW5 4LL

Approx Gross Internal Area = 39.6 sq m / 426 sq ft



Ref :

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**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.

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