

RAYDON STREET N19 OFFERS IN EXCESS OF £350,000 LEASEHOLD

A chain-free well-sized studio flat, with direct access to a balcony, set on the third floor of a modern purpose built building with a lift.





Raydon Street is located between Dartmouth Park Hill & Chester Road, nearest tube stations being Archway & Tufnell Park (both Northern line) and close to local bus services, shops along Swain's Lane, Waterlow Park and Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is served by bus services from Junction Road for its amenities including Camden Market alongside the Regents Canal. The Kings Cross area is served by bus services from Junction 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 chain-free living accommodation and comprises a studio room (with direct access to a balcony) with an open plan kitchen and a bathroom.

A word from the owner " Our flat in Raydon street is like living in a luxury hotel suite. Being within a *Passivhaus* there is a collective heating arrangement and with triple glazed windows, it is always warm and snug. There is a fully equipped kitchen and a large bathroom with constant hot water. Everything is conveniently close at hand, perfect for working, sleeping or just relaxing and you can even sit out on the balcony and watch the world go by."

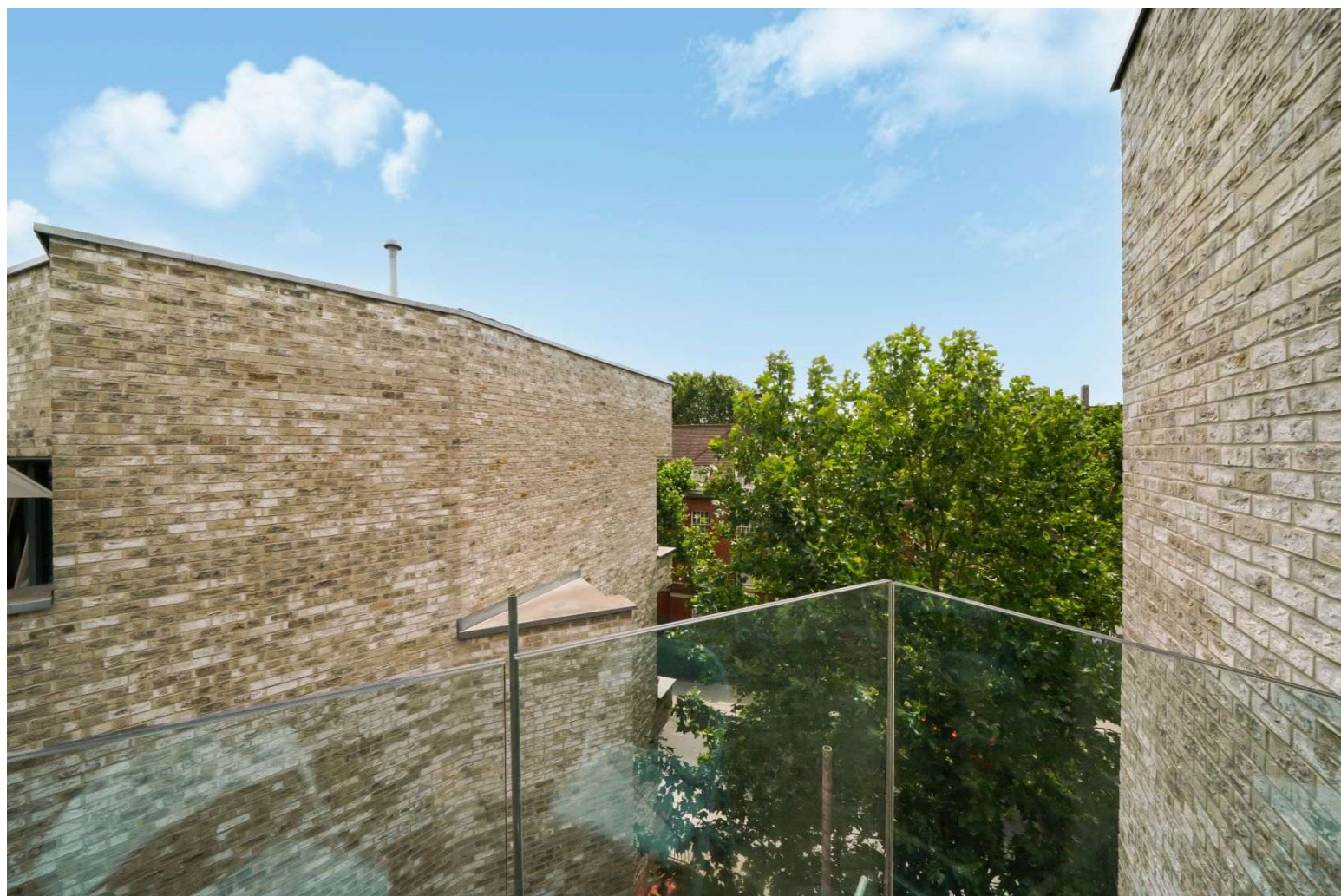
TENURE:	125 Year Lease from and inc. 14th July 2014
GROUND RENT:	£250p.a and increasing throughout the term of the lease
SERVICE CHARGE:	£3086.58 – Estimated for period ending 31.03.25 – For heating, hot water, insurance and other communal charges
Parking:	We have been advised by the owner no parking permit, only visitors
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, G Network, Virgin Media.
Construction Type:	We have been advised by the owner brick with tiled or slate roof
Heating:	We have been advised by the owner communal heating

Notable Lease Covenants and Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat for less than 3 years unless the let is on an Assured Shorthold Tenancy Agreement or any other tenancy agreement whereby the tenant does not obtain security of tenure on expiry. No animal, bird, reptile or insect shall be kept in the Flat without the written permission of the Freeholder. The owner may be required to cover the floors with carpet and good quality underlay (except for the kitchen and bathroom) if required to do so by the Freeholder.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,872.32 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.

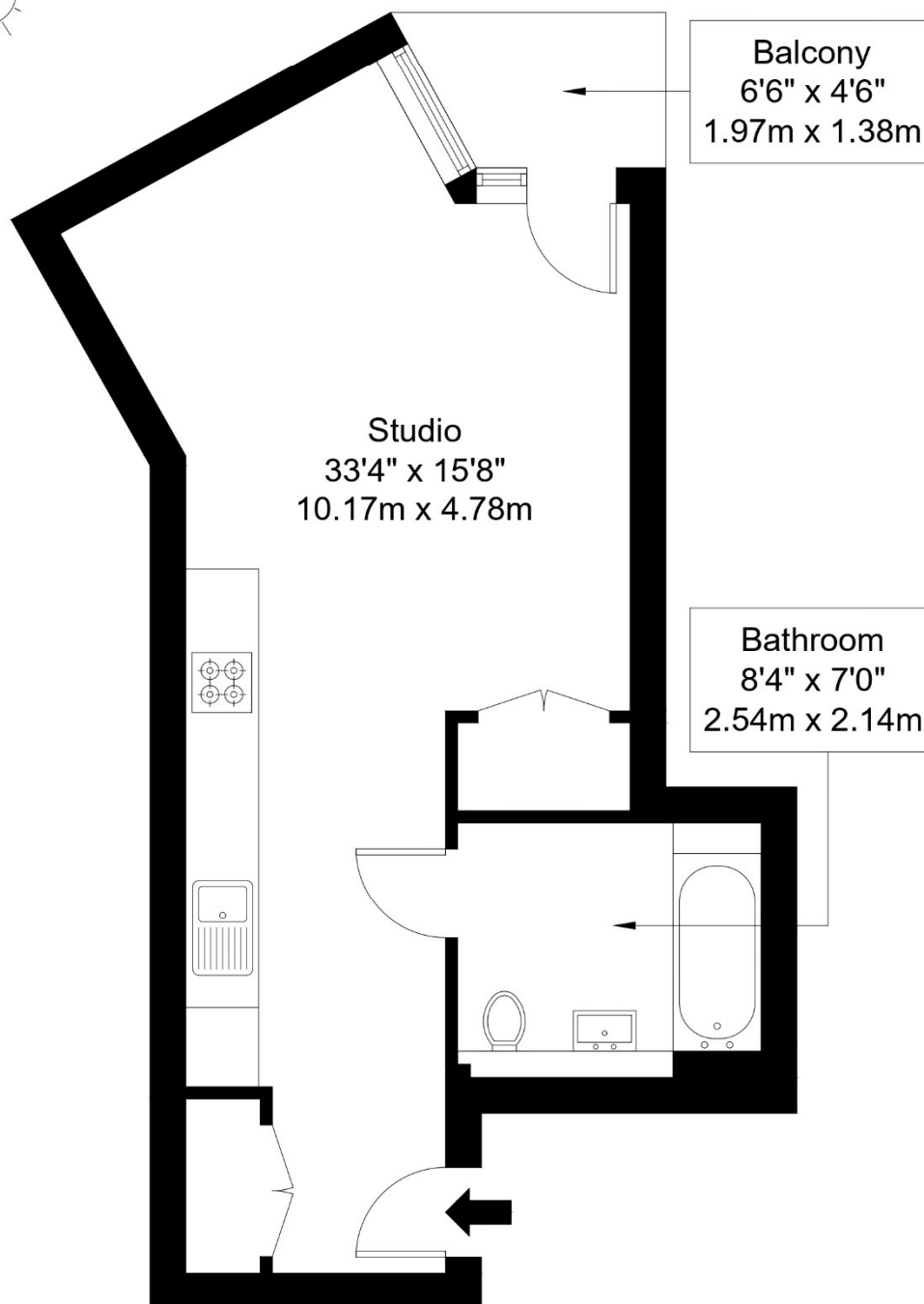
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Raydon Street, N19 5BU

Approx Gross Internal Area = 36.1 sq m / 389 sq ft

Balcony = 2.3 sq m / 25 sq ft

Total = 38.4 sq m / 414 sq ft



Third 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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