

MONTPELIER GROVE NW5

£1,100,000 SHARE OF FREEHOLD

A well-presented three bedroom flat arranged over the second and top floors, featuring access to a decked roof terrace on top of the building.





Montpelier Grove runs parallel with Lady Margaret Road and is set between Falkland Road and Ospringe Road, nearest tube stations are Kentish Town and Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, restaurants, Montpelier Gardens and approx. a mile to Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Fortess Road, for its amenities and attractions including Camden market alongside The Regents Canal.

The flat offers well-proportioned living accommodation and has its entrance on the first floor off the communal hallway. The property comprises a reception room and a kitchen/breakfast room both on the second floor with stairs leading up to the third above. On this floor there is a windowed bathroom and three bedrooms (one with an ensuite shower room). Steps from the hall lead up to a hatch with access to a private decked roof terrace.

A word from the owner...." We've loved living here for nearly eight years and undertook a comprehensive renovation to create a beautifully finished home that makes the most of the light-filled rooms, far-reaching views and exceptional roof terrace. The location is hard to beat – close to everything yet wonderfully quiet, with friendly neighbours. We've spent many memorable summer evenings relaxing on the terrace, watching the sun set over the London skyline."

TENURE: 152 Years Lease from 22nd February 2018 – Ending 29th September 2170

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owners they pay one third of any communal costs

Parking: Camden council permit required

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, Hyperoptic, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be advised

Heating: Gas

Notable Lease Covenants & Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal or bird may be kept in the property without the consent of the Freeholder which should not be unreasonably withheld.

Council Tax: London Borough of Camden - Council Tax Band: E (£2,574.44 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

73 C → 80 C

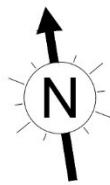
Montpelier Grove, NW5 2XD

Approx Gross Internal Area = 97.3 sq m / 1047 sq ft

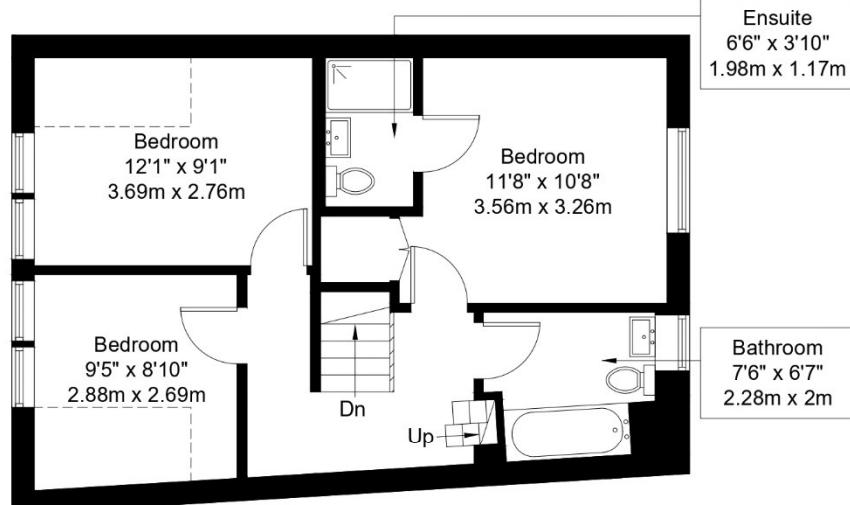
Restricted head height = 4.1 sq m / 44 sq ft

Roof Terrace = 21.1 sq m / 227 sq ft

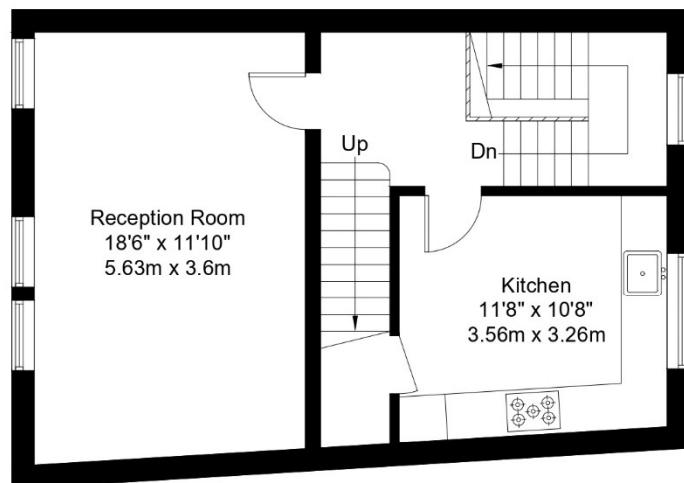
Total = 122.5 sq m / 1318 sq ft



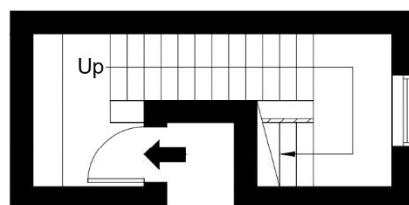
= Reduced headroom below 1.5m / 5'0



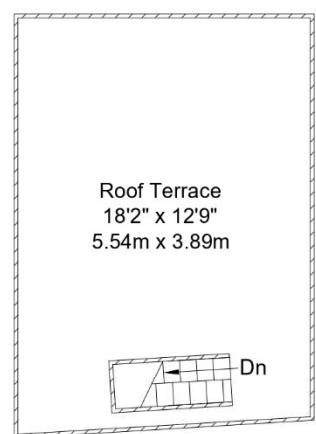
Third Floor



Second Floor



First Floor



Roof Terrace

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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