

FORTESS ROAD NW5 OFFERS IN EXCESS OF £850,000 SHARE OF FREEHOLD

A spacious chain free three bedroom flat, arranged over the second and third (top) floors of an attractive period building, with direct access to a terrace to the side of the building.





The property is set in one of a run of attractive period buildings along Fortress Road, nearest tube stations being Kentish Town & Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and a walk to Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Fortress Road for its amenities and attractions including Camden market alongside The Regents Canal

The property offers well proportioned living accommodation and has its entrance on the first floor off the communal hallway. The flat comprises a utility space on the half landing with stairs then leading up to the second floor where there is a reception room with access to a kitchen, a bedroom and a windowed bathroom. Stairs then go up to the third (top) floor where there are two further bedrooms, a shower room and a terrace to the side of the building.

TENURE: 125 Years Lease from 25th December 1999 – We have been advised the lease is in the process of being extended - It will then be 999 Years Lease from 25th December 2024 – This has not completed to date

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay £500pa into a sinking fund. If any extra works needs to be carried out to the communal parts, the flat pays 25 % of that bill - Unverified

Parking: To be confirmed

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.

Construction Type: We have been advised by the owner – brick with tiled or slate roof, timber framed windows

Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the Flat including the passages thereof substantially covered with carpets except that in the kitchen and bathroom, all over cork or rubber or other suitable material for avoiding the transmission of noise may be used instead of carpets.

Council Tax: London Borough of Camden - Council Tax Band: E (£2,574.44 for 2025/26)

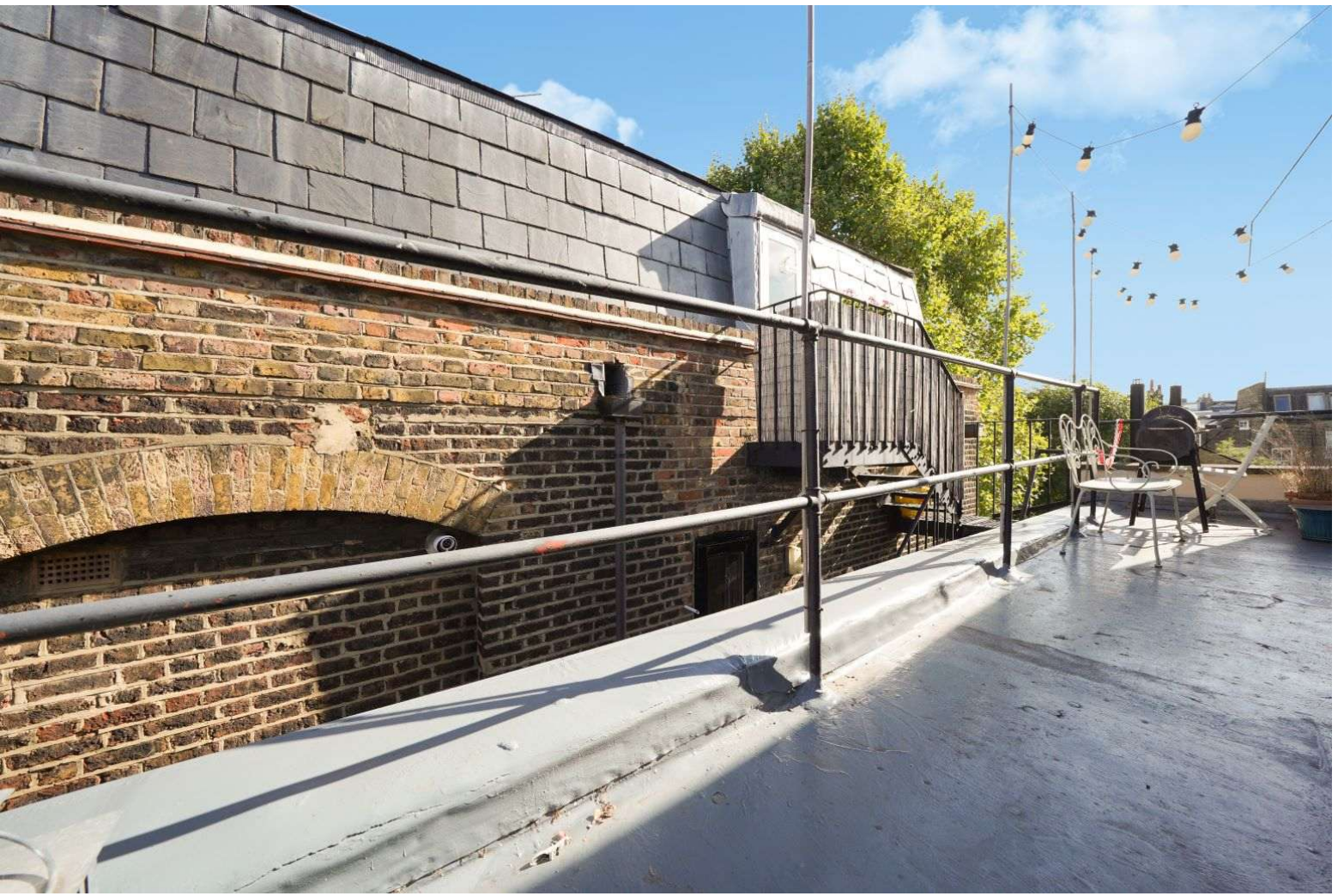












Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

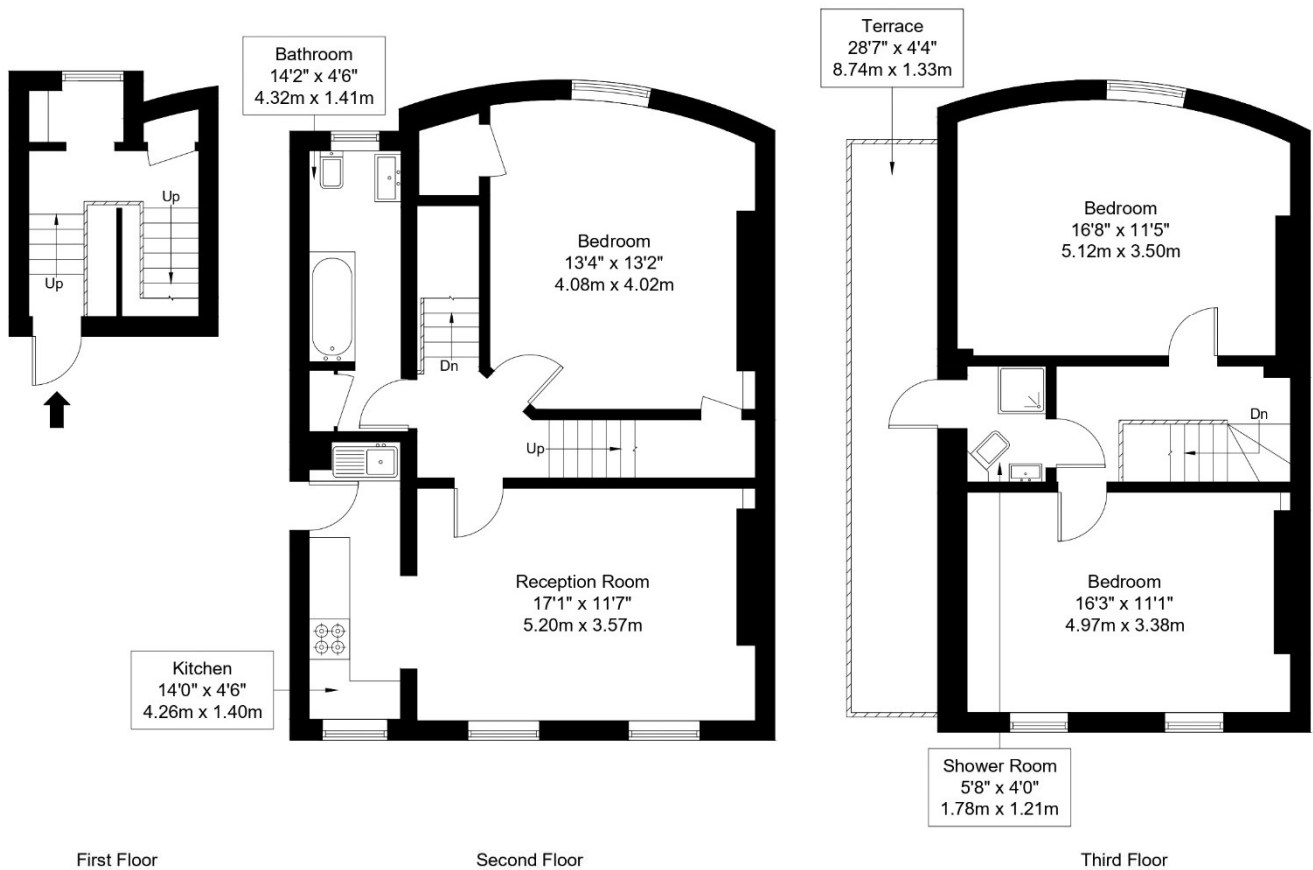
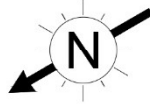
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Fortess Road, NW5 2HG

Approx Gross Internal Area = 118.32 sq m / 1274 sq ft

Terrace = 11.62 sq m / 125 sq ft

Total = 129.94 sq m / 1399 sq ft



Ref :

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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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