

**DENYER HOUSE,  
HIGHGATE ROAD, NW5  
£525,000 LEASEHOLD**

**A well-presented three bedroom flat set on the third floor of a purpose built building, set back from Highgate Road.**





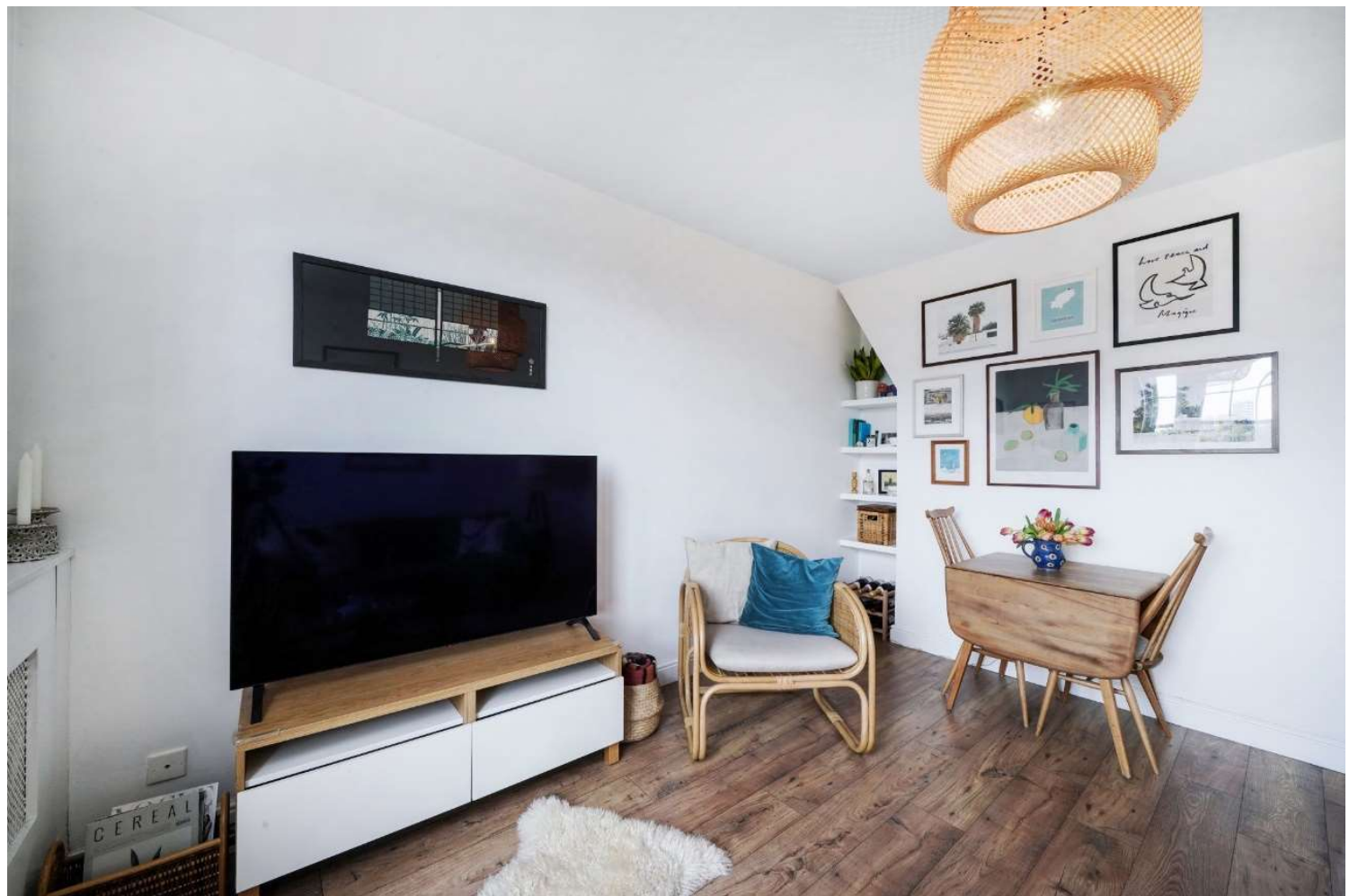
Denyer House is set back from Highgate Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Gospel Oak overground station, local bus services, shops, cafes and the lawns of Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Highgate Road, for its attractions including Camden market alongside The Regents Canal.

The flat comprises of a reception room, a separate kitchen, a windowed bathroom, a windowed separate wc and three bedrooms.

<b>TENURE:</b>	<b>125 Years Lease from 25<sup>th</sup> March 1991</b>
<b>GROUND RENT:</b>	<b>£10p.a</b>
<b>SERVICE CHARGE:</b>	£4,103.45 – Estimated for period ending 31.03.25 – For heating, hot water, gas supply, buildings insurance and other communal charges
<b>Parking:</b>	Street parking – permit from council
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas (connected but not active) and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach, Community Fibre, G Network, Virgin Media. 5G data is also available in this area information via Ofcom.
<b>Construction Type:</b>	We have been advised by the owner brick with tiled roof
<b>Heating:</b>	Gas
<b>Other information:</b>	The owners are aware of an un-natural death in the vicinity of the property.
<b>Lease Covenants:</b>	Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors covered with carpet except the kitchen and bathroom which should be properly and suitable covered.
<b>Lease Restrictions:</b>	Not to keep any animal, bird, reptile or insect in the Flat without the written permission of the Freeholder.

A word from the owner.....” We have loved living here for the last 11 years, initially as a couple and now leaving with our toddler and baby on the way. Denyer house is a small friendly block, which allowed us to quickly become part of its community. For us the flat is perfectly located being a stone’s throw from Hampstead Heath for pond swimming and walks, Swains Lane for a coffee and Tufnell Park Village for independent shops. We have also loved the abundance of amazing eateries on our doorstep, our favorite being the Bull & Last pub & the much-loved Rosella Italian Restaurant. Getting about has been easy with the Northern line, Overground & direct bus to central close by.”

Council Tax: London Borough of Camden – Council Tax Band : C (£1,787.17 2024/2025)









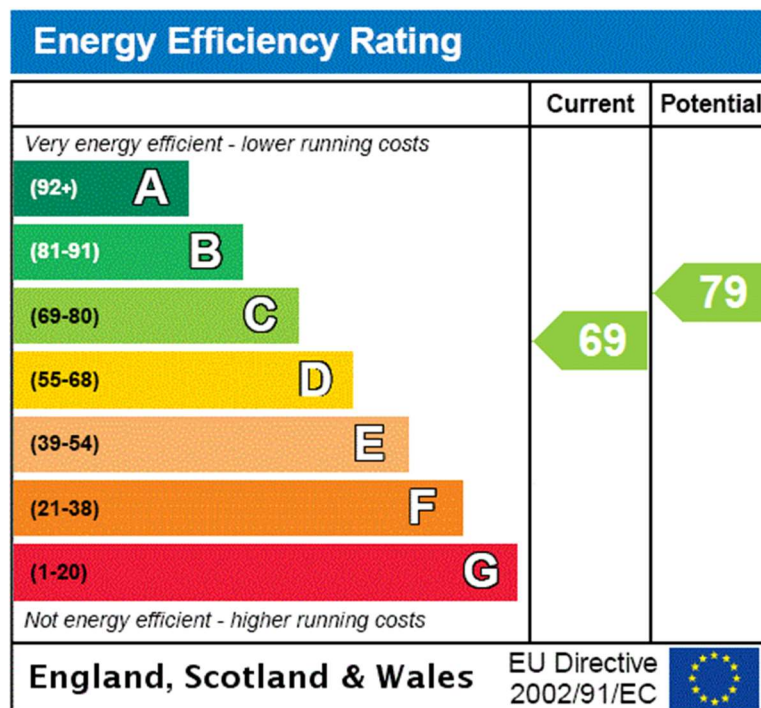






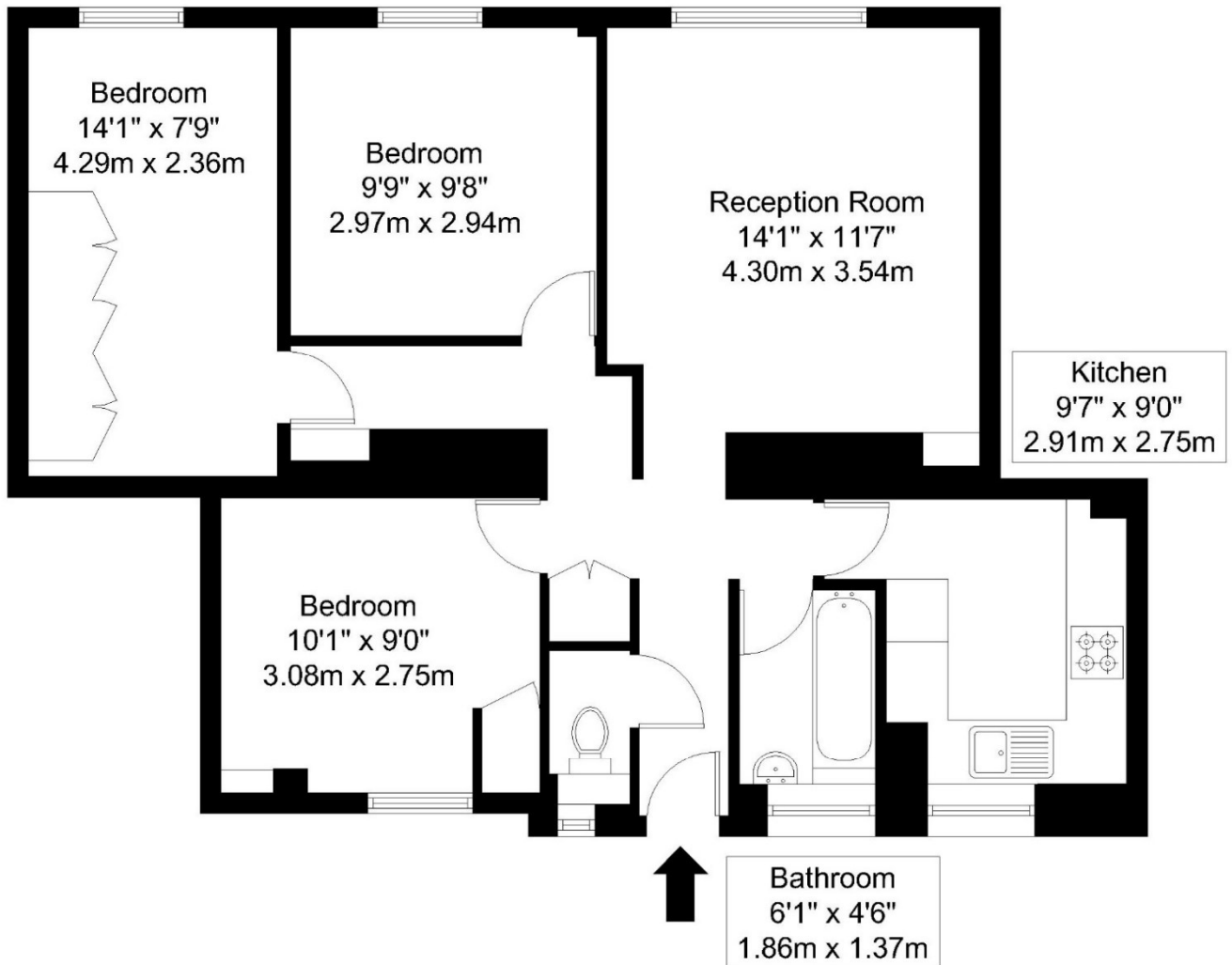
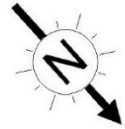
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



# Highgate Road, NW5 1BN

Approx Gross Internal Area = 66 sq m / 710 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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