

**ISLIP STREET, NW5
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

A well-proportioned one bedroom flat, set on the first (top) floor of an attractive period building, with its own private entrance on the raised ground floor.





Islip Street is located off Kentish Town Road, nearest tube station being Kentish Town (Northern line) including Kentish Town Thameslink, and close to Kentish Town West overground station, local bus services, shops, cafes, restaurants and pubs. The property is close to Kentish Town Road for bus services for the Camden Town area, for its amenities and attractions including Camden market alongside The Regents Canal, in one direction and Parliament Hill Fields (including its Lido) with Hampstead Heath beyond in the other.

The flat, which has its own private entrance on the raised ground floor, with stairs up to the first floor hall/landing comprises a reception room with an open plan kitchen to the front of the flat, & a bedroom with fitted wardrobes and a windowed bathroom both to the flats rear.

TENURE: 125 Years Lease from 14th January 2002

GROUND RENT: £10 p.a

SERVICE CHARGE: £652.81 – Estimated for period ending 31.03.26 – For buildings insurance, management charge and other communal charges.

Parking: We have been advised by the owner - on street parking permit available.

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media, G Network, Community Fibre, Hyperoptic.

Construction Type: We have been advised by the owner -brick

Heating: Gas central heating

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal, bird, reptile or insect shall be kept in the Flat without the written permission of the Freeholder. To keep the floors substantially covered with carpet except the kitchen and bathroom which should be properly and suitable covered for avoiding the transmission of noise.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,872.32 for 2025/26).













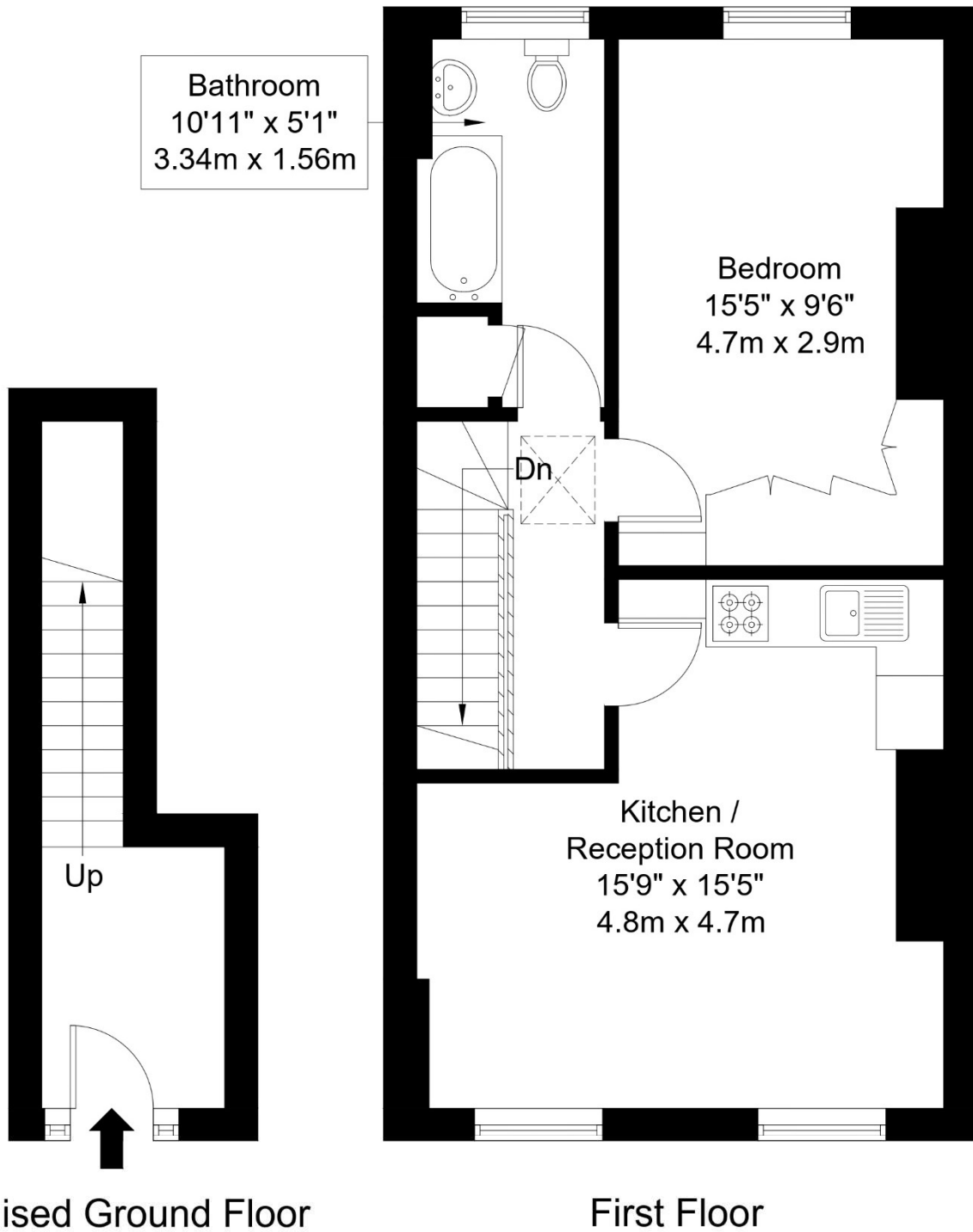
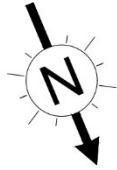
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Islip Street, NW5 2DL

Approx Gross Internal Area = 52.1 sq m / 560 sq ft



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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