

**WELLESLEY ROAD NW5  
OFFERS IN EXCESS OF  
£350,000 LEASEHOLD**

**Offering for sale a spacious one bedroom flat, set on the second floor of a purpose built building, with direct access to two private narrow balconies to the front and the rear.**







Wellesley Road is located off Haverstock Road, which runs off Malden Road, nearest tube stations being Belsize Park and Chalk Farm, (both Northern line) and close to Gospel Oak and Kentish Town West overground stations, local bus services and Hampstead Heath. Primrose Hill & all that Camden Town has to offer including Camden Lock and Camden Market alongside The Regents Canal are not too far away.

The flat offers well proportioned accommodation and comprises a reception room (partly used as a further bedroom) with an open plan kitchen, a bathroom, a walk in storage cupboard and a bedroom with access to a balcony to the rear.

<b>TENURE:</b>	<b>125 Years Lease from and including 7<sup>th</sup> October 2013</b>
<b>GROUND RENT:</b>	£10 p.a
<b>SERVICE CHARGE:</b>	£2629.12 - Estimated for period year ending 31.03.26 – For heating, hot water, gas supply and other communal charges
<b>Parking:</b>	We have been advised by the owners – none but one can be requested from Camden Council
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach, G Network, Community Fibre, Virgin Media.
<b>Construction Type:</b>	To be advised
<b>Heating:</b>	We have been advised by the owners – communal heating

**Notable Lease Covenants & Restrictions:** To use and occupy the Flat solely and exclusively in accordance with the Permitted Use and not to use the Flat or any part thereof for any business trade or office. No animal, bird, reptile or insect shall be kept in the Flat without the written permission of the Freeholder. To keep the floors of the Flat including passages thereof substantially covered with carpets except that in the kitchen and bathroom, a cork or rubber covering 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: B (£1,638.28 for 2025/26)









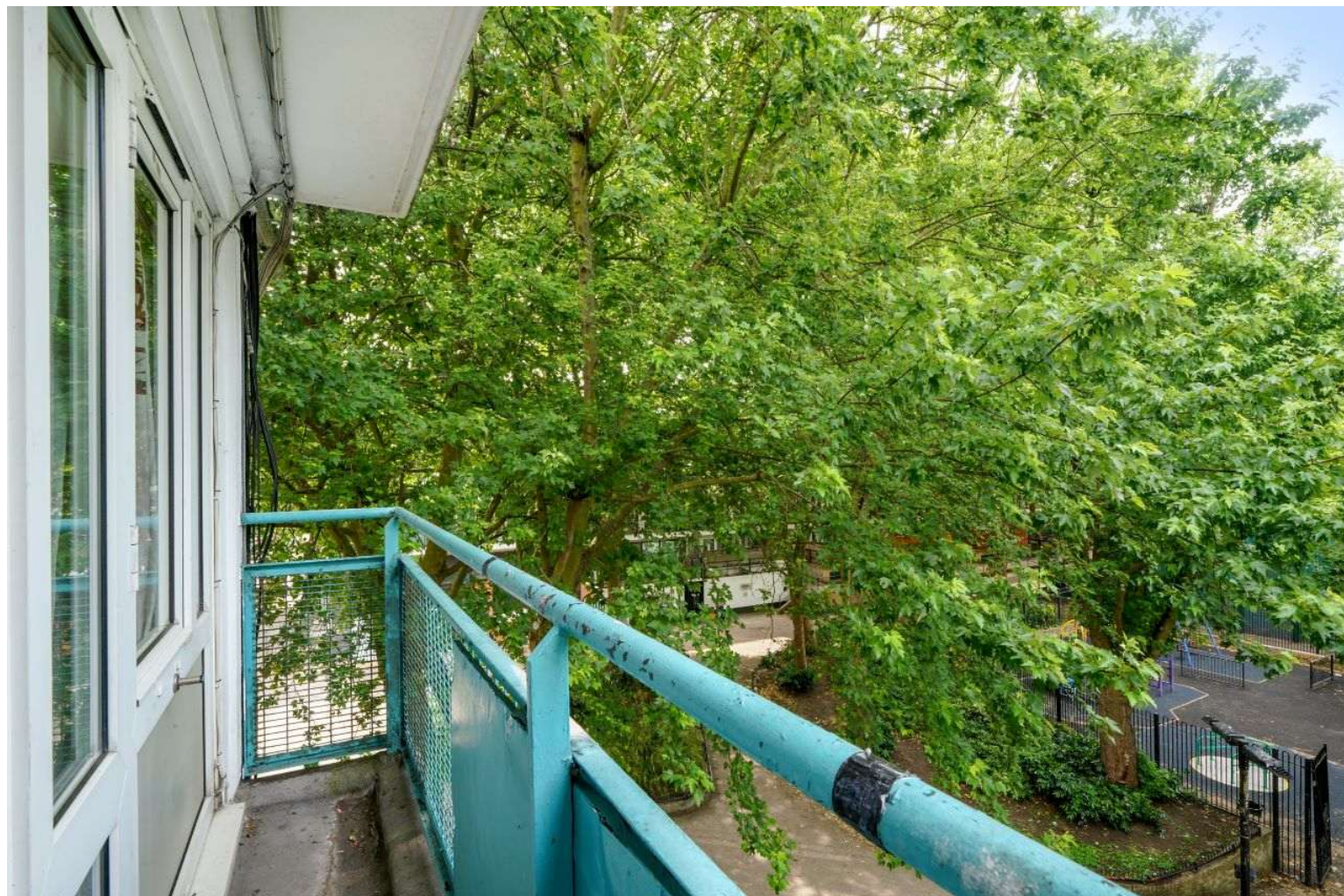
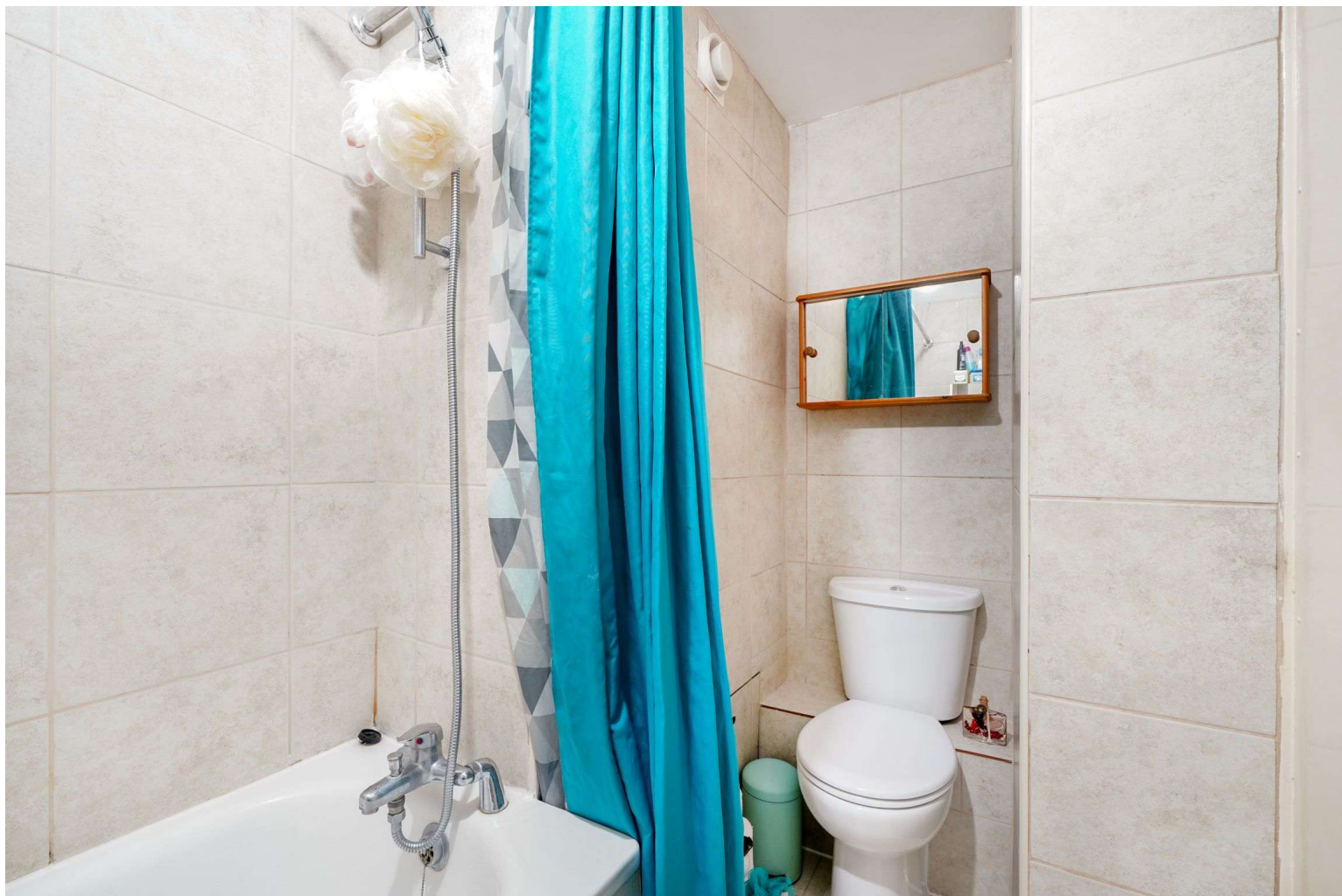














Further view of the building



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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

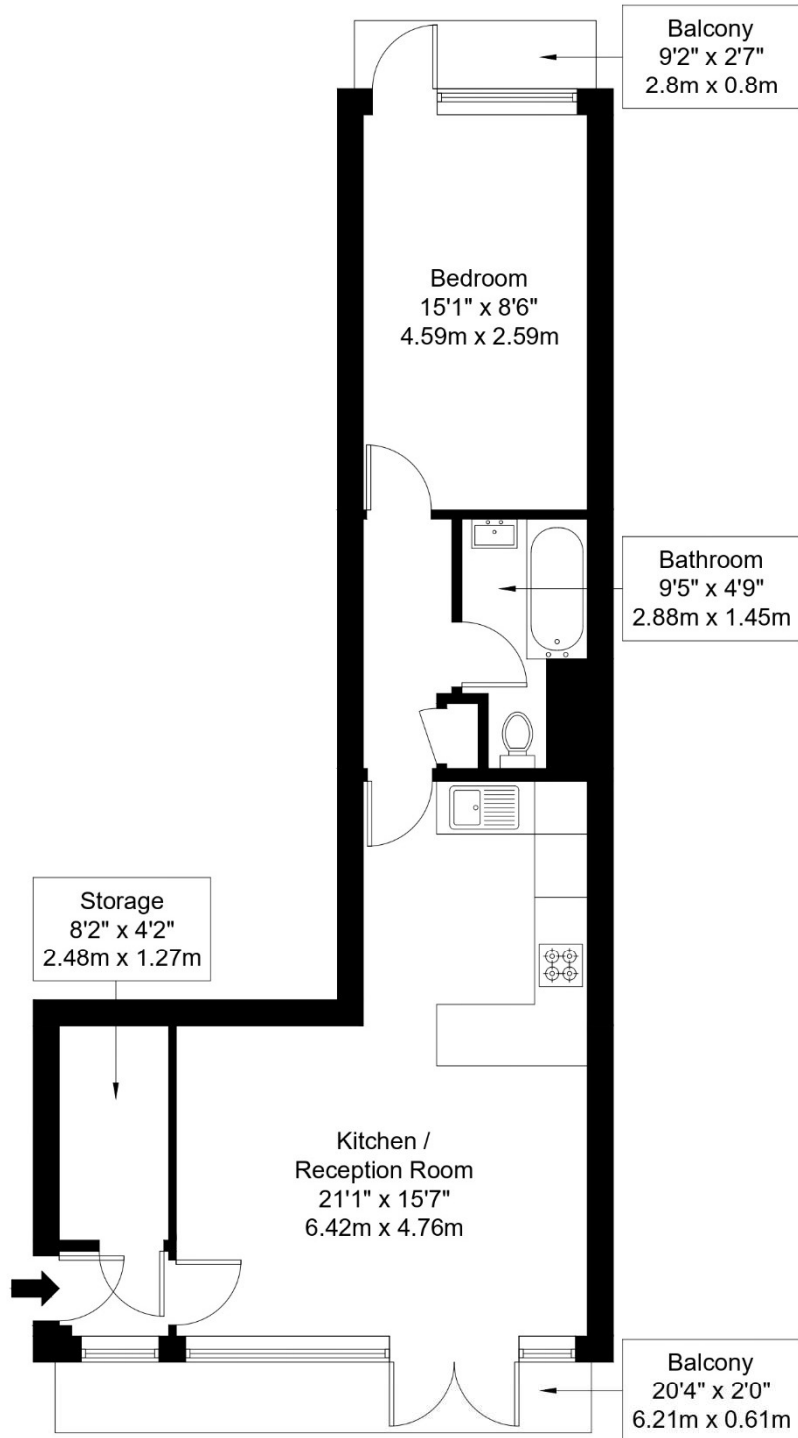
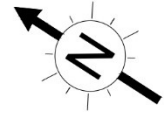


# Wellesley Road, NW5 4PL

Approx Gross Internal Area = 49.3 sq m / 531 sq ft

Balconies = 6 sq m / 65 sq ft

Total = 55.3 sq m / 595 sq ft



Second Floor

Ref :

Copyright

**B L E U  
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.

Copyright @ BleuPlan