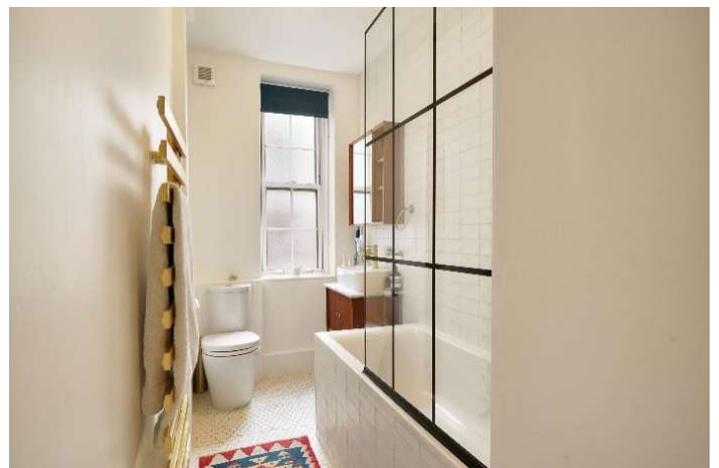


**UNA HOUSE, PRINCE OF WALES ROAD, NW5
OFFERS IN EXCESS OF
£500,000 LEASEHOLD**

A very well-presented two bedroom flat with a balcony, set on the second floor of a purpose built building behind gates.





Una House is set along Prince of Wales Road, which is located off Kentish Town Road, nearest tube stations being Kentish Town, Camden Town and Chalk Farm (all Northern Line), and close to Kentish Town West Overground station, Kentish Town Thameslink, local bus services, shops, bars and restaurants. The property is well placed for the Kentish Town and Camden Town areas including Camden Lock and Camden Market alongside The Regents Canal.

This stunning flat offers well proportioned living accommodation and comprises a reception room with a bay, a super kitchen with access to a balcony, two bedrooms (one with a bay) and a windowed bathroom.

A word from the owner...."We've loved living here, first as a young couple and now as parents. Working with architects Mônica Tostes and Katy Stevenson Bretton, we transformed the flat into a light-filled, calm home, with a terrazzo Diespeker kitchen fitted with high-end Bosch appliances, engineered wood floors, and a Claybrook-tiled bathroom. Mornings with coffee on the sunny Balkonbar, evenings in the dual-aspect southwest living room, and weekends strolling to Doppio Coffee Warehouse, Bread by Bike, and The Parakeet have made it a home we truly adore in the heart of Kentish Town."

TENURE: 125 Years Lease from 12th August 2002

GROUND RENT: £10 p.a

SERVICE CHARGE: £2714.19 – Estimated for period ending 31.03.27 – For heating, hot water, insurance and other communal charges

Parking: We have been advised by the owner a residents parking permit could be acquired from the council. Please make your own enquiries.

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, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: We have been advised by the owners communal

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 of the Flat including the 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).













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.

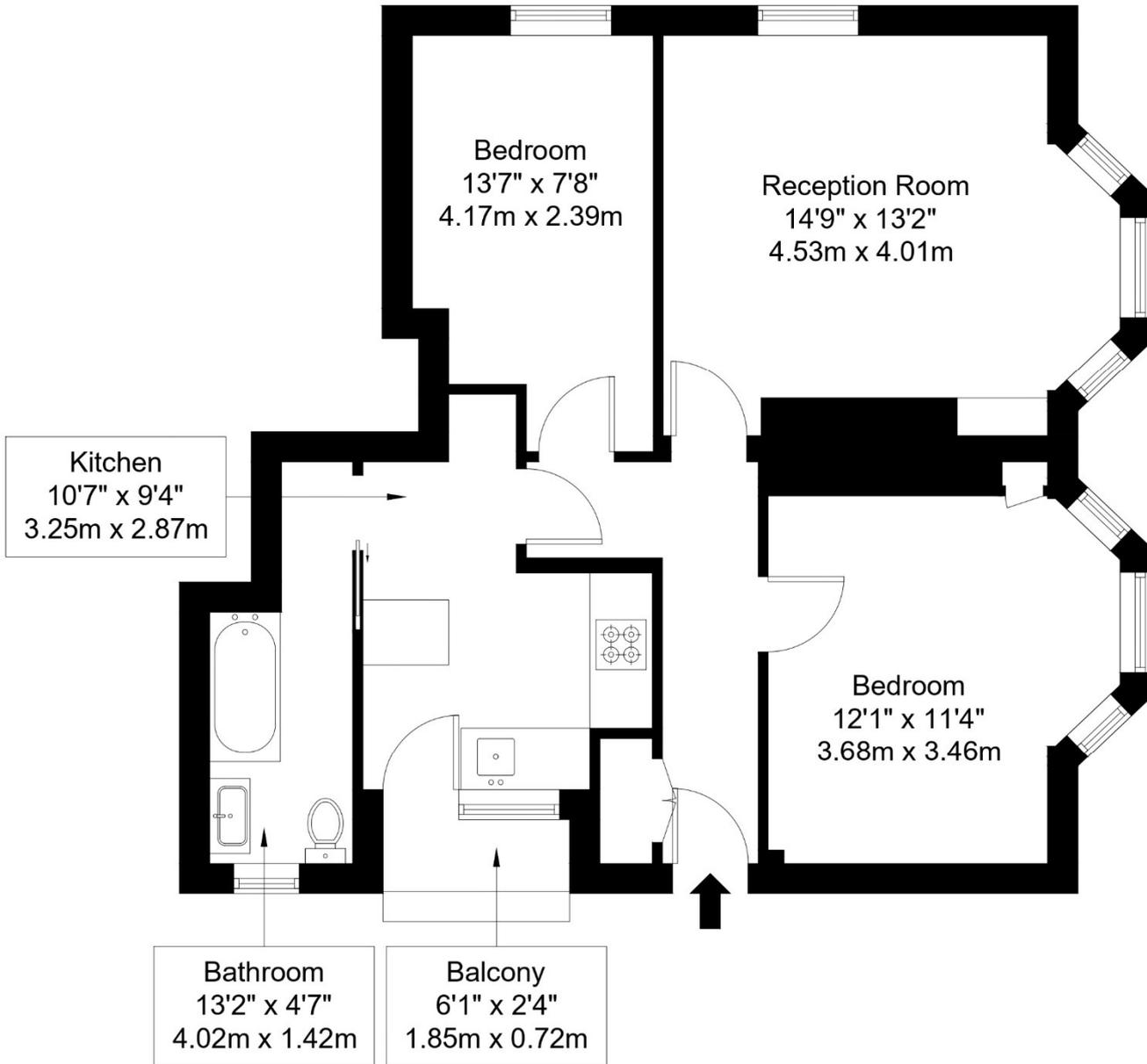
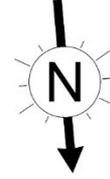
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Prince of Wales Road, NW5 3LA

Approx Gross Internal Area = 59.65 sq m / 642 sq ft

Balcony = 1.33 sq m / 14 sq ft

Total = 60.98 sq m / 656 sq ft



Second 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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