

**THE MITRE, GRAFTON ROAD, NW5
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

A super two bedroom chain-free flat, set on the lower ground floor of a converted pub, with direct access to a patio area and a parking space.





The Mitre is located on Grafton Road, nearest tube stations being Kentish Town, Chalk Farm and Belsize Park (all Northern line) and close to Gospel Oak overground station, local bus services, shops, Parliament Hill Lido and Parliament Hill Fields with Hampstead Heath beyond.

The property, which has its own entrance in Dale Road, comprises a reception room with an open plan kitchen, a windowed bathroom, two bedrooms (one with an ensuite windowed shower room), a private patio area and a parking space.

TENURE:	125 Years Lease from 29th September 2003
GROUND RENT:	£250pa - rising by £50 every 25 years from 2003
SERVICE CHARGE:	We have been advised by the owner £5,034.29pa (2025) - Unverified
Parking:	Private off street parking
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, Hyperoptic, G Network, Virgin Media, with a good level of mobile phone coverage.
Construction Type:	We have been advised by the owner brick
Heating:	Gas

Notable Lease Covenants and Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal or birds in the Premises without the Freeholder's prior written consent. To keep the all floors in the Premises covered with carpet or other suitable materials so as to prevent the penetration of sound into other flats and to place appropriate insulators under any instruments likely to cause disturbance to other flats.

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













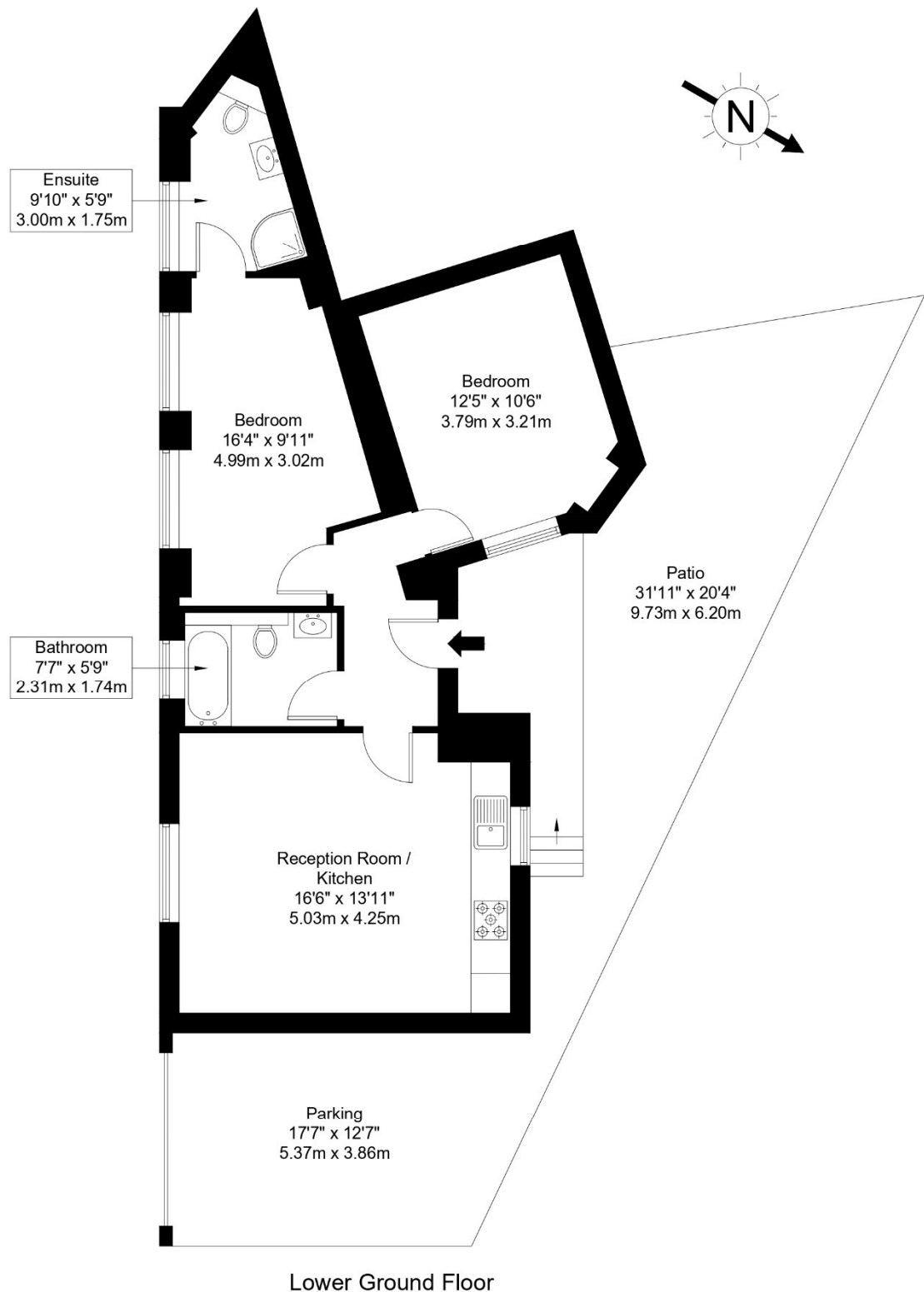
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Grafton Road, NW5 4AU

Approx Gross Internal Area = 61.8 sq m / 665 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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