

WEEDINGTON ROAD NW5 £340,000 LEASEHOLD

A spacious one bedroom flat set on the first floor of a purpose built building, with direct access to a private balcony.





Weedington Road is located off Queens Crescent, nearest tube stations being Chalk Farm, Kentish Town & Belsize Park (all Northern line) and close to Gospel Oak, Kentish Town West overground stations as well as Kentish Town Thameslink. The property is close to Parliament Hill Fields with Hampstead Heath beyond, and all that Camden Town has to offer including Camden Lock and Camden market alongside the Regents Canal.

The flat which has several storage cupboards its hallway, comprises a reception room with access to the private balcony, a separate kitchen, a bedroom and a bathroom.

An internal viewing is recommended.

TENURE: 125 Years Lease from 22nd April 2002

GROUND RENT: £10.00 Per Annum









A view from the balcony

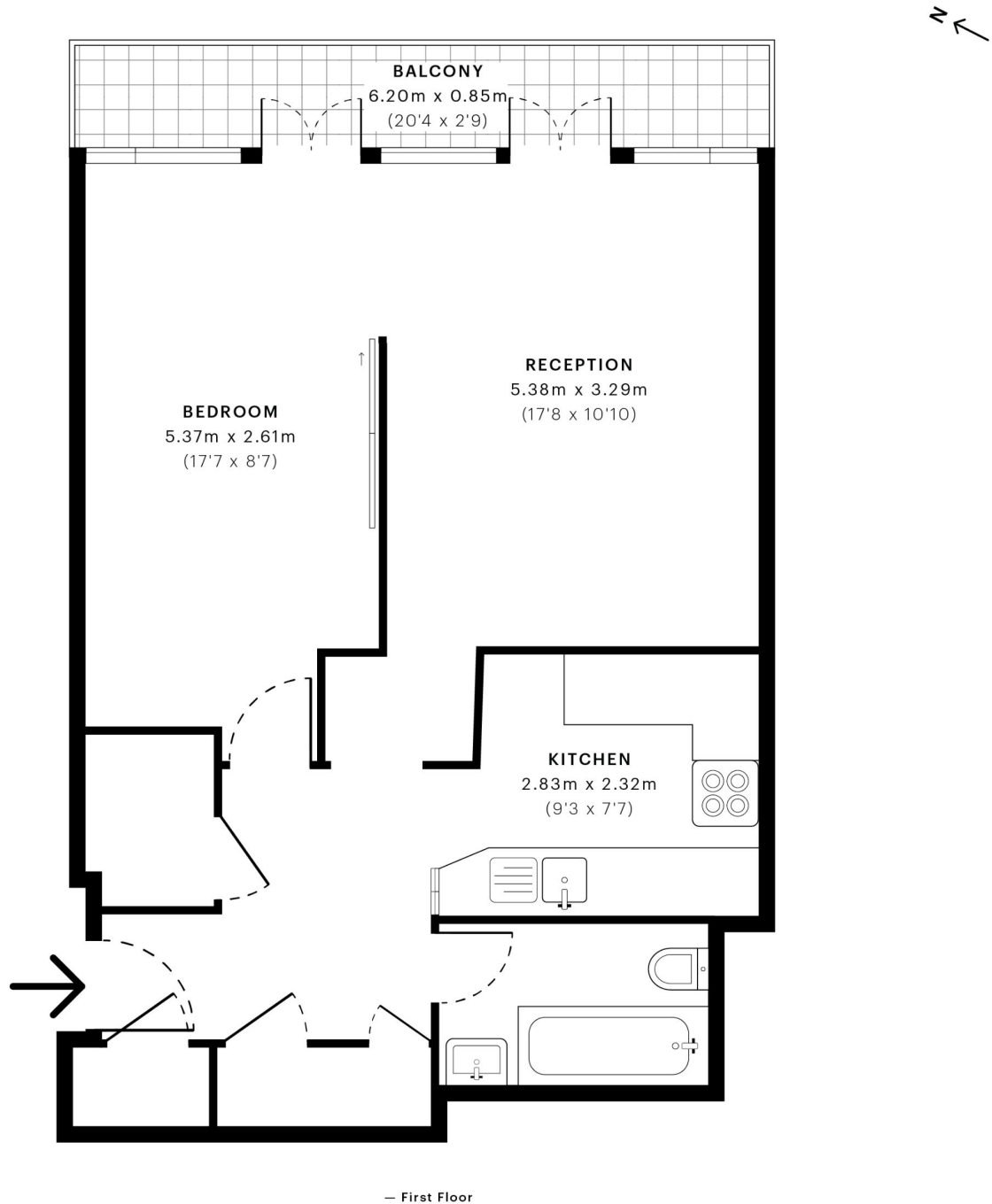




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA (GIA)
The footprint of the property

49.75 sqm / 535.50 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

47.76 sqm / 514.08 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

5.28 sqm / 56.83 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.04 sqm / 592.45 sqft
IPMS 3C RESIDENTIAL 53.05 sqm / 571.03 sqft

SPEC ID 61850ffae5eef10ddfc6734b