

**WILLES ROAD NW5  
£580,000 LEASEHOLD**

**Offering for sale a delightful one bedroom flat, set on the first floor of an attractive period end-of-terrace building, with direct access to a private balcony.**





The property is located on the corner of Willes Road with Inkerman Road, in the Inkerman Conservation Area, nearest tube stations being Kentish Town, Chalk Farm and Camden Town (all Northern Line) & close to Kentish Town West overground station, Kentish Town Thameslink, local bus services, shops, pubs, cafes and approx. a mile to Hampstead Heath.

This super flat comprises a reception room with three windows to the front, with an open plan kitchen with a window to the side, a windowed bathroom and a bedroom with double doors to a private balcony.

A word from the owner....." I love the natural light that fills the flat - the dual-aspect kitchen/reception and high ceilings create a wonderful sense of openness and space. At the back of the property, the bedroom's French doors lead to a leafy balcony where I often sit and enjoy a morning coffee. Being moments from Kentish Town High Street means great eateries, shops, and independent pubs are right on your doorstep."

<b>TENURE:</b>	<b>125 Years Lease from 26<sup>th</sup> February 1990</b>
<b>GROUND RENT:</b>	£10p.a
<b>SERVICE CHARGE:</b>	£651.62 Estimated for period ending 31.03.26 – For insurance and other communal charges
<b>Parking:</b>	We have been advised by the owner a residents parking permit could possibly be acquired from the council. Please make your own enquiries.
<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, Hyperoptic, Virgin Media, G Network, with a good level of mobile phone coverage.
<b>Construction Type:</b>	To be confirmed
<b>Heating:</b>	Gas

**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.

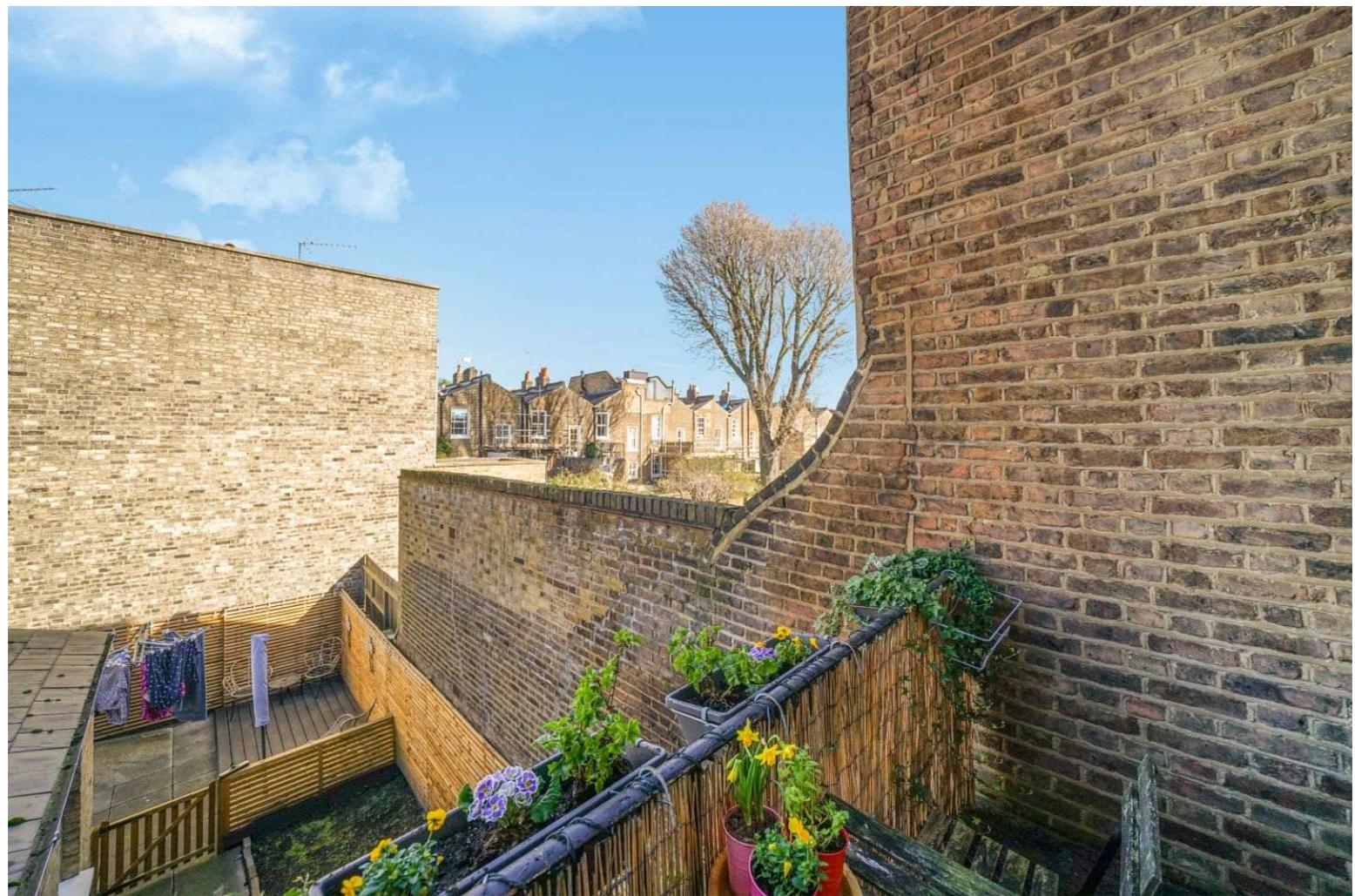
Council Tax: London Borough of Camden - Council Tax Band: D (£2,106.36 for 2025/26).













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.

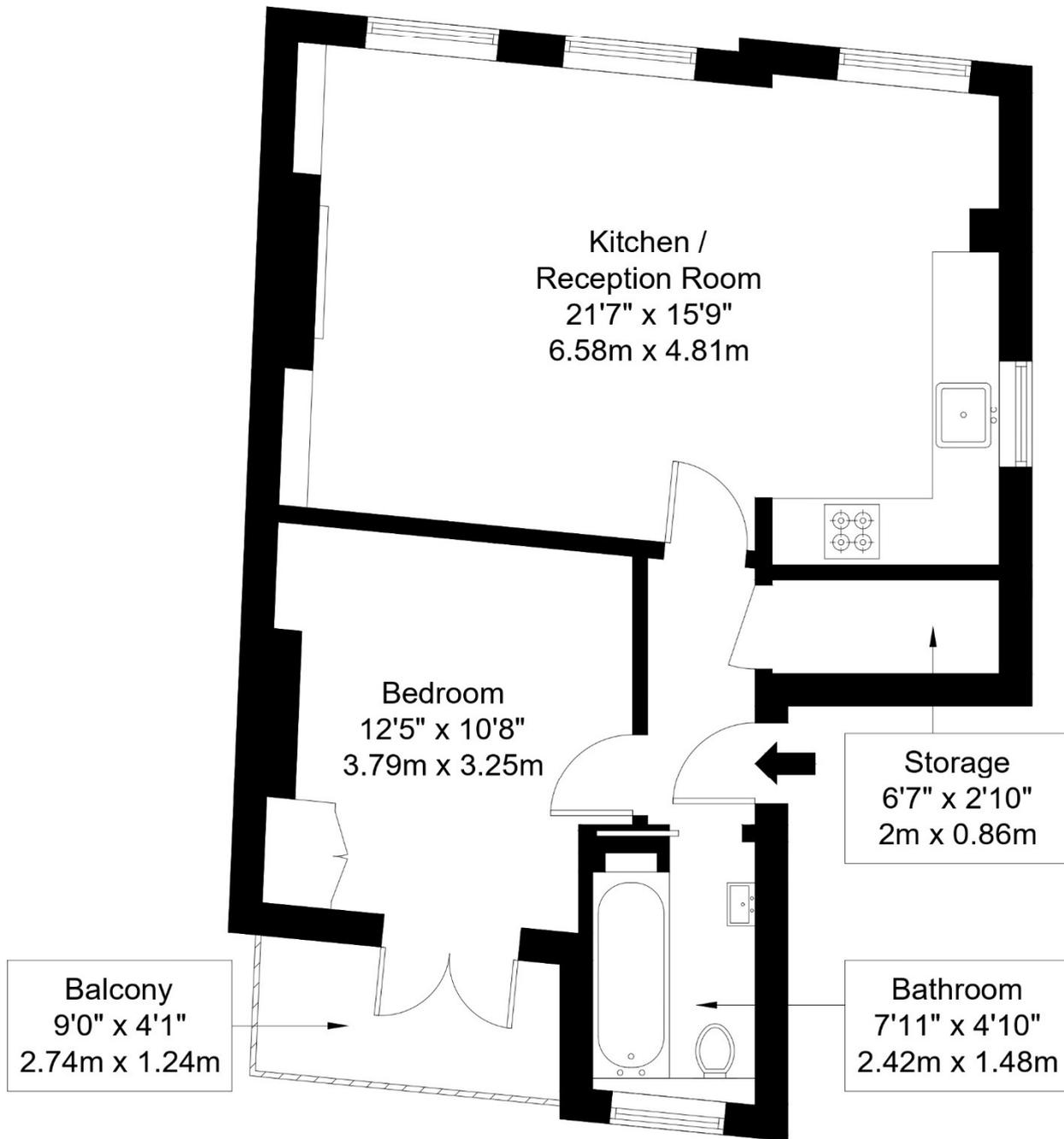
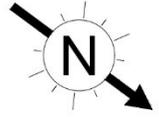
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# Willes Road, NW5 3DS

Approx Gross Internal Area = 46.5 sq m / 501 sq ft

Balcony = 3.3 sq m / 36 sq ft

Total = 49.8 sq m / 536 sq ft



First 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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