

**DENYER HOUSE, HIGHGATE ROAD, NW5
£475,000 LEASEHOLD**

Offering for sale a two bedroom chain-free flat set on the ground floor of a purpose built building, set back from Highgate Road.





Denyer House is set back from Highgate Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Gospel Oak overground station, local bus services, shops, cafes and the sprawling lawns of Parliament Hill Fields with Hampstead Heath beyond. Camden Town is a bus ride away from Highgate Road, for its attractions including Camden market alongside The Regents Canal

The flat, which has its own entrance to the rear of the building, comprises of a reception room, a separate kitchen, a windowed bathroom and separate wc and two bedrooms.

TENURE: 125 Years Lease from 6th August 2001

GROUND RENT: £10 p.a

SERVICE CHARGE : £3,228.75p.a – For period ending 31.03.2023
– Includes heating, hot water, buildings insurance and other communal charges.

Council Tax : London Borough of Camden – Council Tax Band : C (£1,689.03 2023/2024.





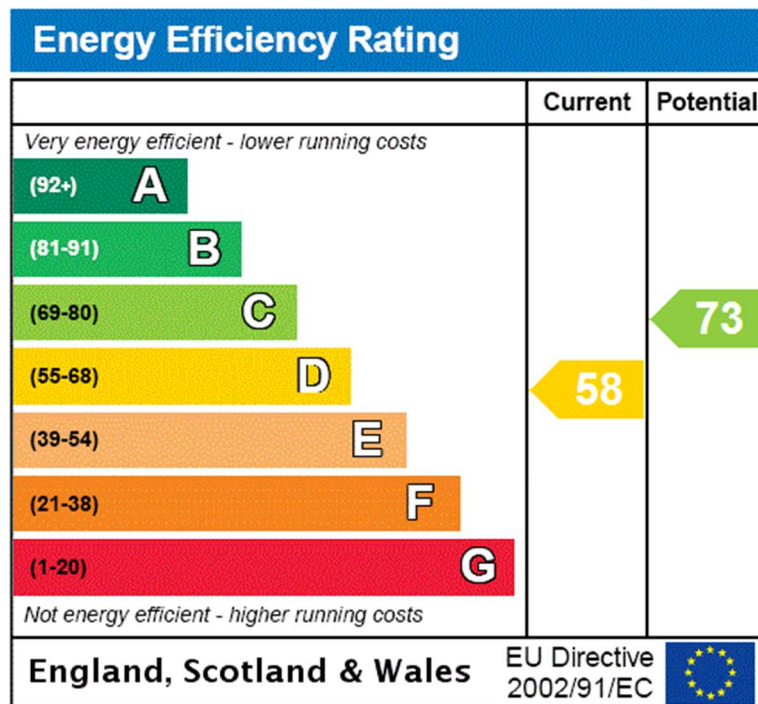






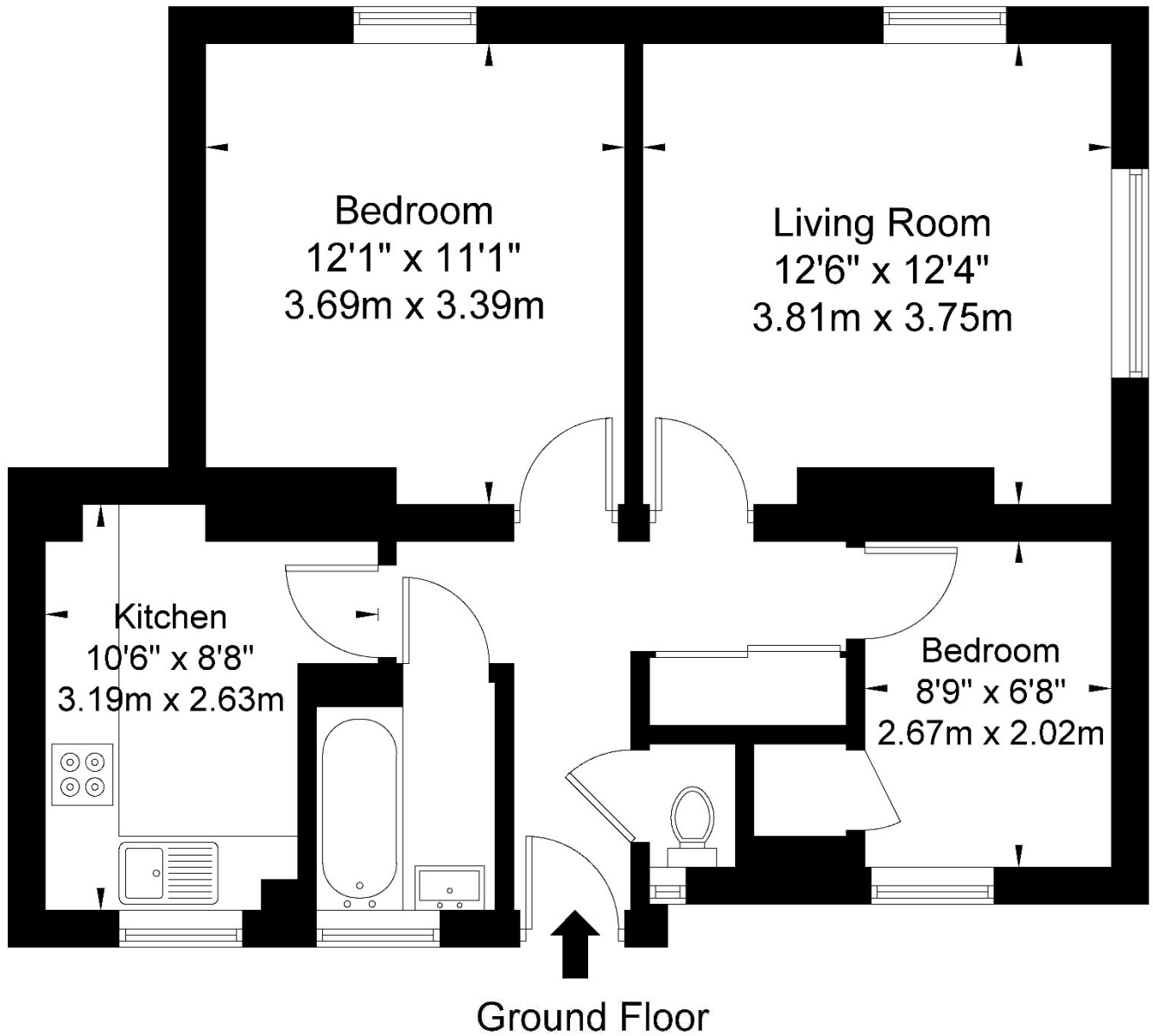
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.



Denyer House, Highgate Road, NW5 1BN

Approx. Gross Internal Area = 54.7 sq m / 588 sq ft



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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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