

**OSPRINGE ROAD, NW5
OFFERS IN EXCESS OF
£1,000,000 LEASEHOLD**

A spacious three bedroom flat, arranged over the lower & raised ground floors of a period building with direct access to a private rear garden.





Ospringe Road is located off Lady Margaret Road, nearest tube stations being Kentish Town & Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. Parliament Hill Fields with Hampstead Heath beyond & Camden Town, in the opposite direction, are a bus ride away from Kentish Town Road. The Kings Cross area for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard are a bus ride away from Brecknock Road.

The flat offers well proportioned living accommodation and comprises a reception room with access through to a kitchen/breakfast room and a small study on the raised ground floor, with stairs down to a windowed bathroom, a utility room off the bathroom, three bedrooms (one being used as a further reception room with an ensuite shower room), & its own private rear garden.

TENURE: **New Lease - To be confirmed**

GROUND RENT: **To be confirmed**

SERVICE CHARGE: **To be confirmed**

Council Tax: London Borough of Camden - Council Tax Band: E (£2,322.42 for 2023/24).



















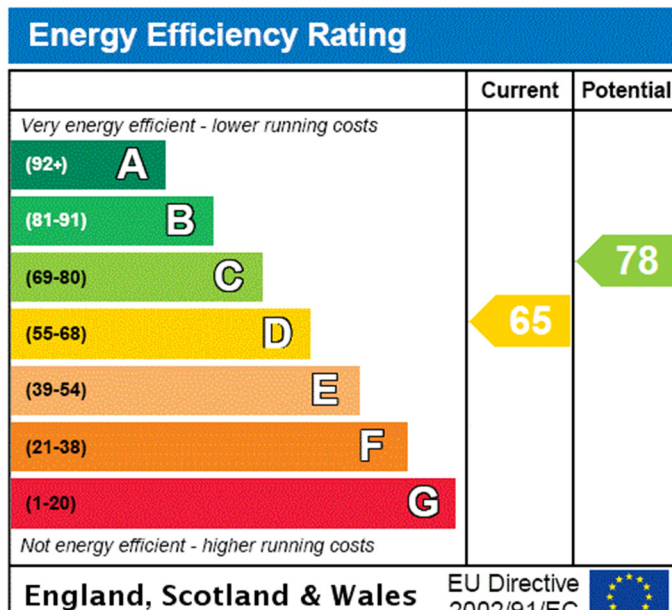


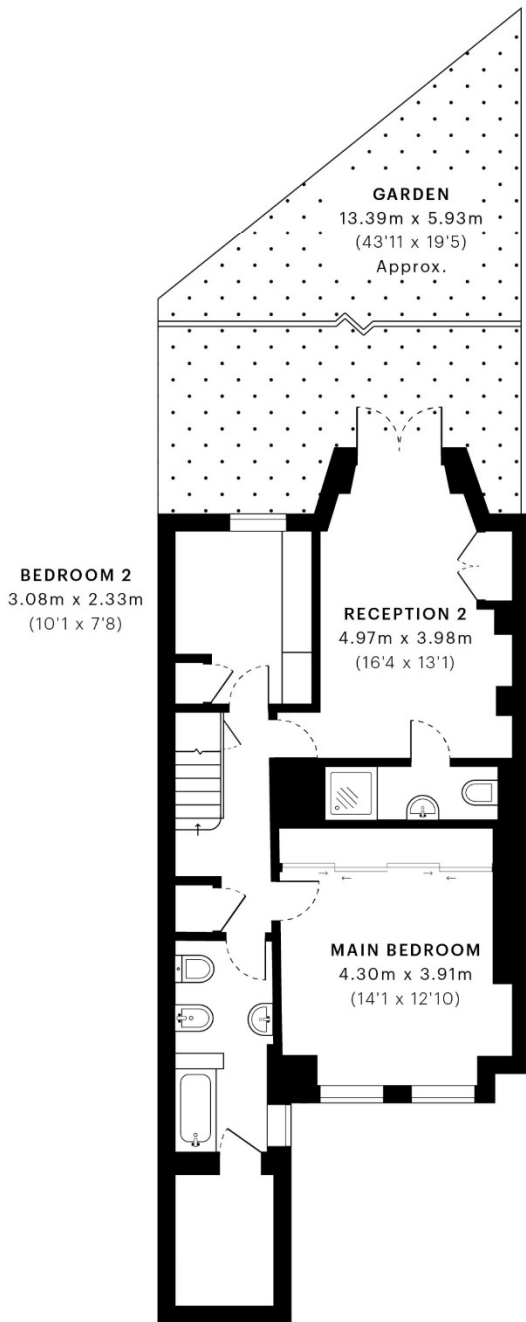




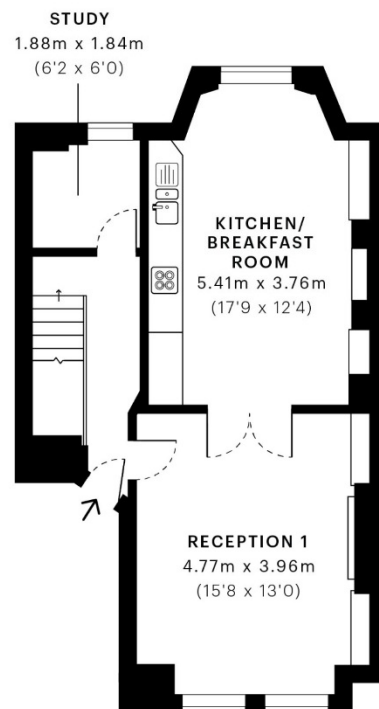
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





— Lower Ground Floor



— Raised Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
107.90 sqm / 1161.43 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
96.98 sqm / 1043.88 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 2B RESIDENTIAL 103.36 sqm / 1112.56 sqft
IPMS 3C RESIDENTIAL 97.48 sqm / 1049.27 sqft

SPEC ID 5640f22e9750ac50dd794cf8c