

**LEIGHTON GROVE NW5
OFFERS IN EXCESS OF
£375,000 LEASEHOLD**

A delightful one bedroom chain-free flat set on the first floor of a period building, with use of a shared rear roof terrace located off the communal hall/landing.





The property is set along Leighton Grove, which is located between Leighton Road and Brecknock Road, nearest tube stations being Kentish Town and Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes & restaurants. Camden Town is a bus ride away from Kentish Town Road, for its attractions including Camden market alongside The Regents Canal in one direction, and Parliament Hill Fields with Hampstead Heath beyond in the other. The Kings Cross area is a bus ride away from Brecknock Road, 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.

The flat which offers chain-free living accommodation comprises a reception room with an open plan kitchen, a bathroom, a bedroom with window shutters and use of a shared rear roof terrace set off the communal hall/landing.

TENURE: 224 Years Lease from 24th June 1980

GROUND RENT: A peppercorn

SERVICE CHARGE: £556.25- Period 01.01.26 TO 31.03.26

Parking: To be confirmed

Utilities: To be confirmed

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, G Network, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep or permit to be kept any bird or animal whatsoever in or upon the said flat or any part of the property which may be or become a nuisance to the Freeholder or the lessees or occupiers of any other part of the property. To keep the floors of the said flat substantially covered with carpets save that in the kitchen, bathroom and WC thereof, a cork or rubber 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: C (£1,872.32 for 2025/2













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, enquiries 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 an independent company.

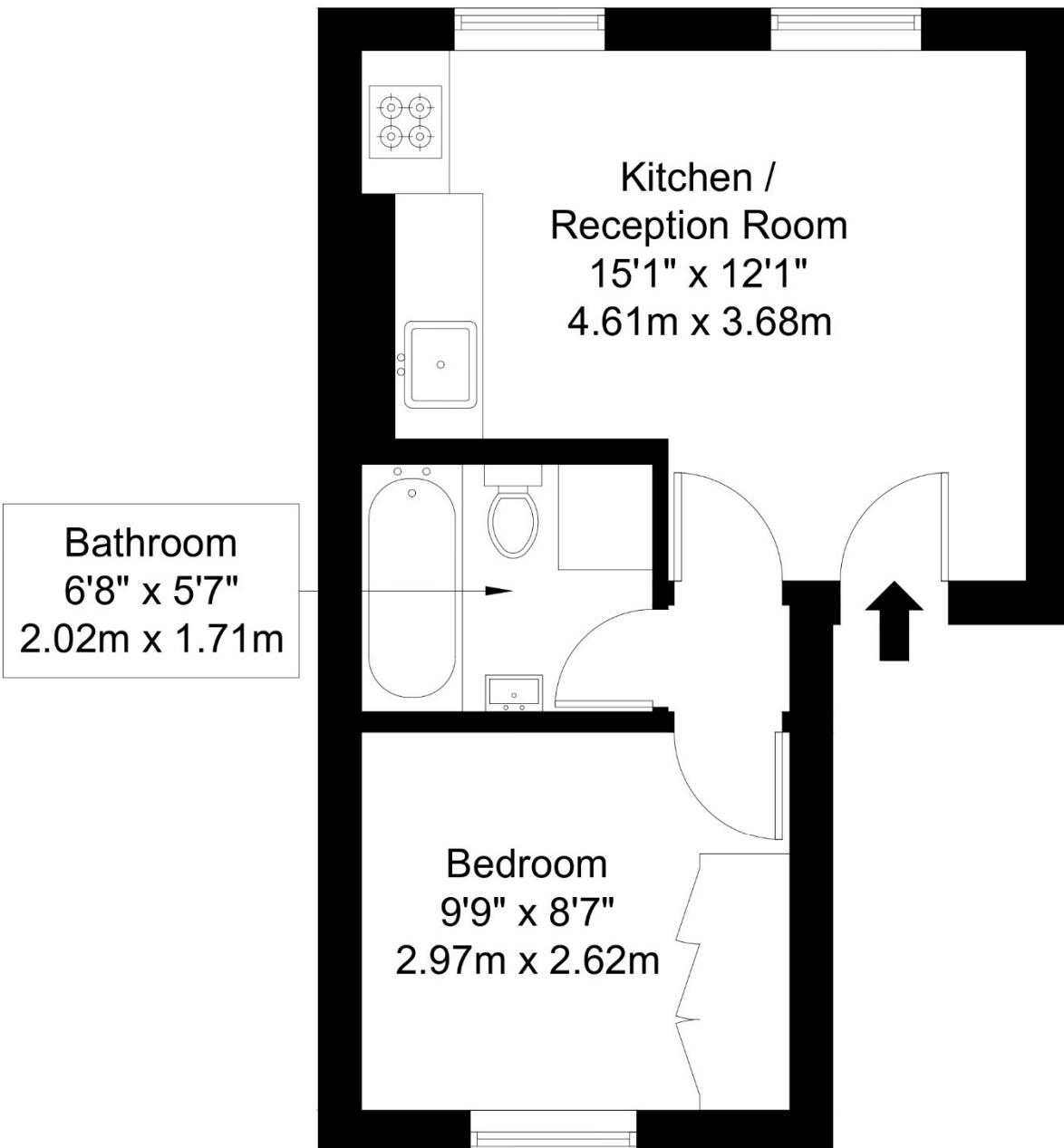
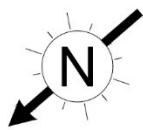
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A detailed energy efficiency rating chart. The left column shows a score range from 1-20 to 92+. The middle column shows the corresponding energy rating from G (red) at the bottom to A (green) at the top. The right column shows the current energy rating (72 C) with a green arrow pointing up to a potential rating of 77 C, also with a green arrow.

Leighton Grove, NW5 2RA

Approx Gross Internal Area = 27.9 sq m / 300 sq ft



First Floor

Ref :

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P L A N**

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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