

FALKLAND ROAD NW5 £1,300,000 FREEHOLD

A six bedroom three storey period end of terrace house, set in a residential road in Kentish Town, in need of modernisation.





Falkland Road is located off Lady Margaret Road, within close proximity of Kentish Town tube station (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and restaurants.

The house is in need of refurbishment and updating and comprises two reception rooms (one being used as a bedroom), a kitchen, a ground floor cloakroom, six bedrooms (one being used as a reception room), a bathroom and a rear garden.

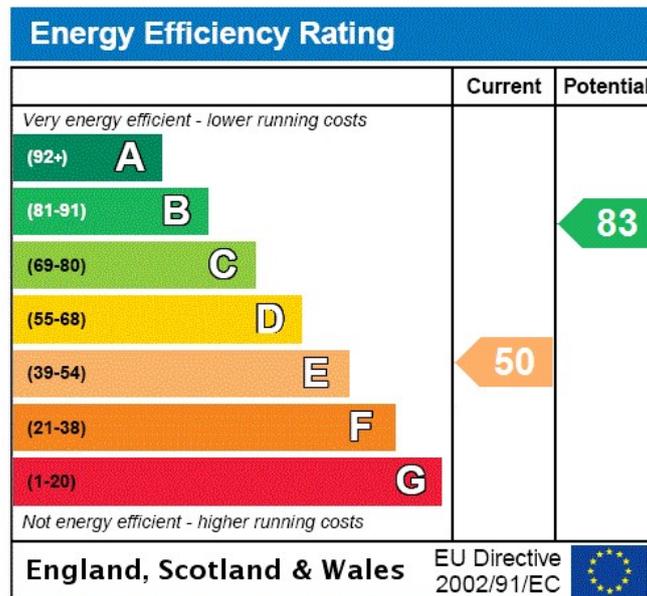


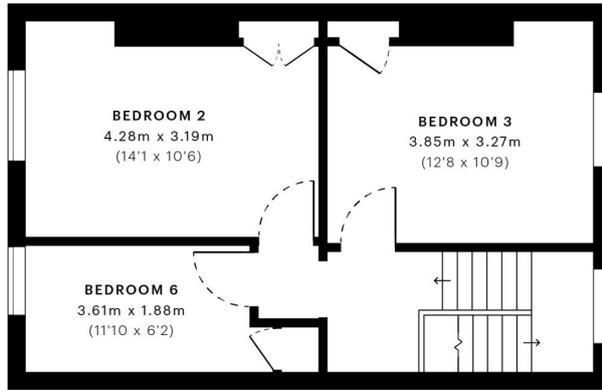




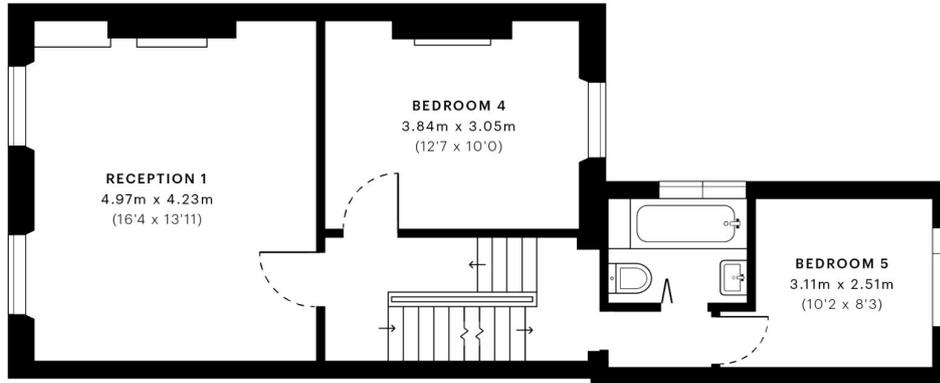
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

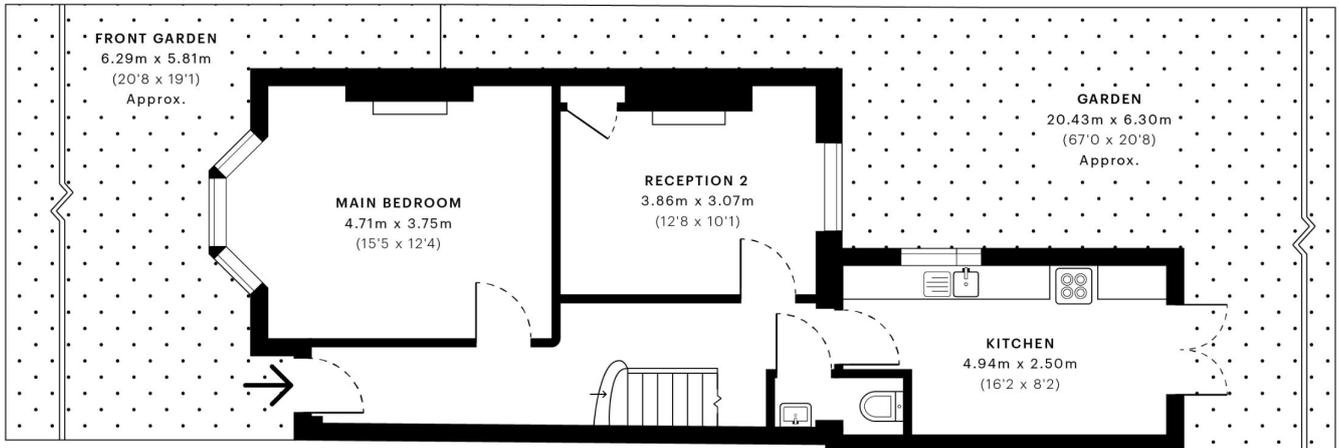




— Second Floor



— First Floor



— Ground Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
148.30 sqm / 1596.29 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
132.62 sqm / 1427.51 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 3B RESIDENTIAL 138.99 sqm / 1496.08 sqft
IPMS 3C RESIDENTIAL 132.77 sqm / 1429.12 sqft

SPEC ID 6033ad2b44a31c0dd8aa8988