

**OAKFORD ROAD NW5
OFFERS IN EXCESS OF
£650,000 SHARE OF FREEHOLD**

A delightful two bedroom chain -free flat, set on the ground floor of a period building, with direct access to a private rear patio garden.





The property is located along Oakford Road, which is set between Burghley Road and Lady Somerset Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, restaurants, cafes, Parliament Hill Lido, Swain's Lane and Parliament Hill Fields with Hampstead Heath beyond. The Highgate Village area is a bus ride away from Highgate Road.

This super flat offers well proportioned living accommodation and comprises a reception room with an open plan kitchen, a bathroom, two bedrooms (one used as a study), a cellar and direct access to a private rear patio garden.

TENURE: 999 Years Lease from 31st December 1977

SHARE OF FREEHOLD

SERVICE CHARGE: £984.96 period 01.04.26 to 31.03.27 – For buildings insurance and other communal charges

Parking: We have been advised by the owners a residents parking permit can possibly be acquired from the council. Please make your own enquiries

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage: According to Ofcom, Ultrafast Broadband services are available via Openreach, Community Fibre, Virgin Media, Hyperoptic, with good mobile phone reception depending on your service provider.

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. No person shall reside in the demised premises except when the floors thereof (including the passages are covered with carpet and underlay or (in the bathroom lavatory and kitchen only) linoleum or sound absorbing tiles except while the same shall be removed for cleaning, repairing or redecorating the demised premises or for some other temporary purpose.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,207.12 for 2026/27)













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.

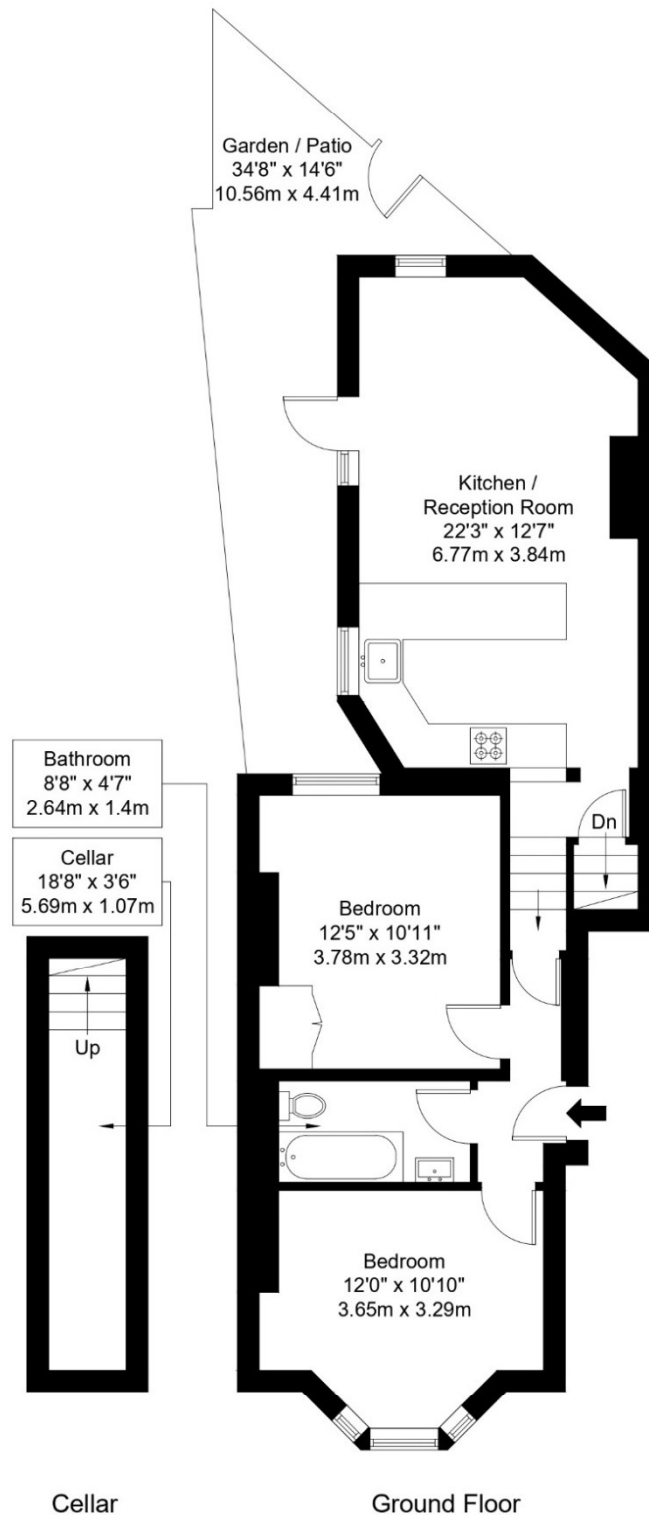
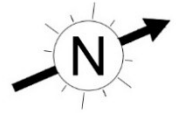
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Oakford Road, NW5 1AH

Approx Gross Internal Area = 66.5 sq m / 716 sq ft

Garden / Patio = 18.9 sq m / 203 sq ft

Total = 85.4 sq m / 919 sq ft



Ref :

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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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