

**ELM FRIARS WALK, NW1  
OFFERS IN EXCESS OF  
£450,000 LEASEHOLD**

**A spacious two bedroom maisonette, set on the ground and first floors with its own entrance, and with direct access from the reception room to a private rear garden.**





The property is located in Elm Friars Walk, which is set behind York Way, nearest tube stations being Caledonian Road (Piccadilly Line) & Kings Cross (various lines) and & close to local bus services, 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. Bus services are served from Camden Road for the central Camden Town area, for its attractions including Camden Market alongside The Regents Canal.

The property offers well-proportioned living accommodation and has its own entrance. The property comprises a kitchen with access to a dining area, and a reception room with direct access to a private rear garden all on the ground floor with stairs up to the first floor where there are two bedrooms, a bathroom and a separate w.c.

|                                     |                                                                                                                                                           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TENURE:</b>                      | <b>125 Years Lease from 24<sup>th</sup> June 2002</b>                                                                                                     |
| <b>GROUND RENT:</b>                 | £10p.a                                                                                                                                                    |
| <b>SERVICE CHARGE:</b>              | £2753.68 – Estimated for 2026/27 – (We have been advised by the owner it's for heating, hot water and gas supply and other communal charges – Unverified) |
| <b>Parking:</b>                     | To be confirmed                                                                                                                                           |
| <b>Utilities:</b>                   | To be confirmed                                                                                                                                           |
| <b>Broadband and Data Coverage.</b> | Ultrafast Broadband services are available via Openreach, Community Fibre, with a good level of mobile phone coverage.                                    |
| <b>Construction Type:</b>           | To be confirmed                                                                                                                                           |
| <b>Heating:</b>                     | We have been advised communal gas                                                                                                                         |

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal, bird, reptile or insect shall be kept in the flat without the written permission of the Freeholder. To keep the floors of the flat including the passages thereof substantially covered with carpets except that in the kitchen and bathroom, a cork or rubber covering 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: 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             | 78 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

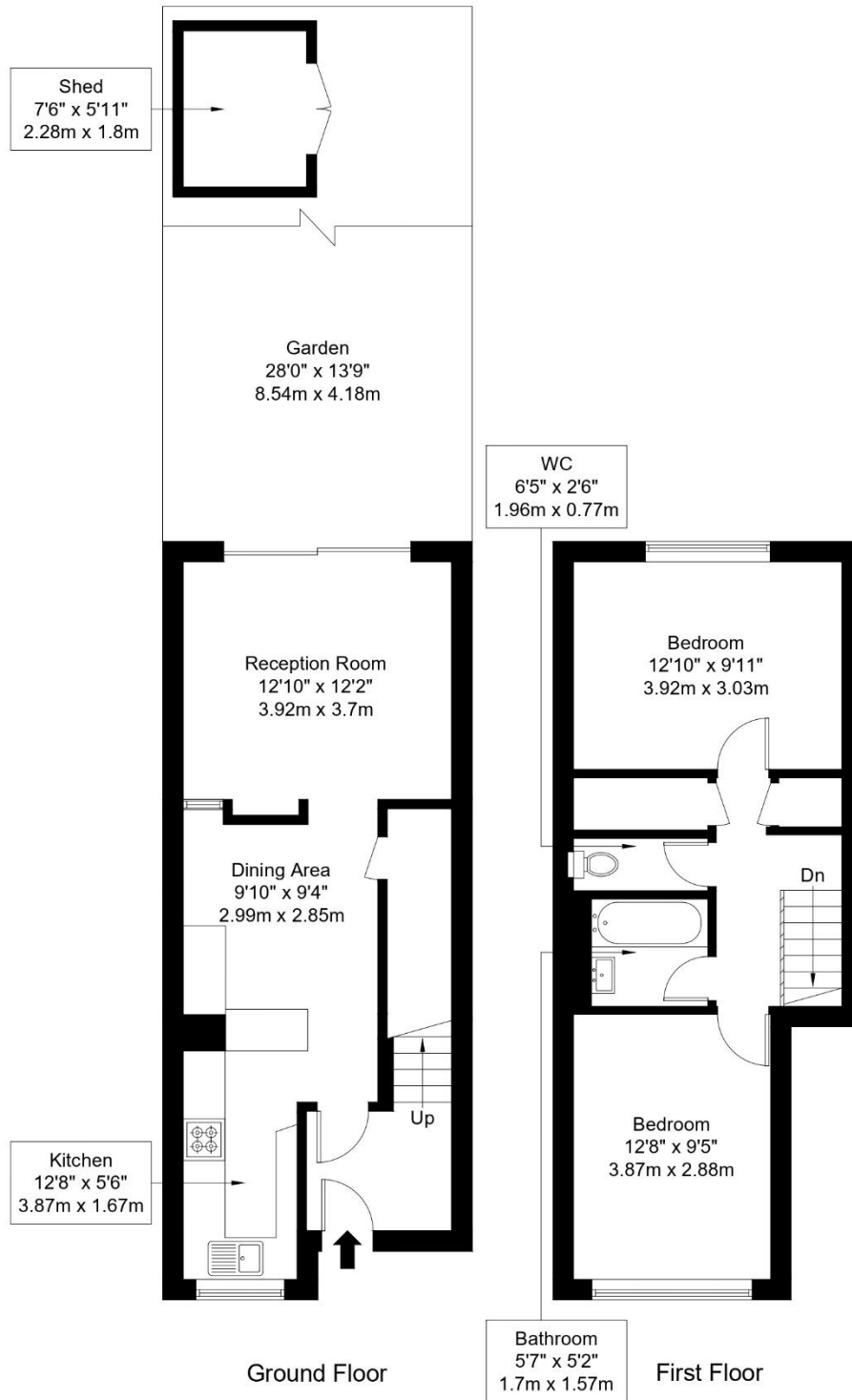
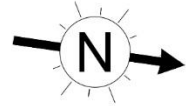
# Elm Friars Walk, NW1 9YP

Approx Gross Internal Area = 76.4 sq m / 822 sq ft

Garden = 35.7 sq m / 384 sq ft

Shed = 4.1 sq m / 44 sq ft

Total = 116.2 sq m / 1250 sq ft



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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