

MEAD CLOSE, BELMONT STREET, NW1 £595,000 LEASEHOLD

A well-presented three bedroom flat, with direct access to a private balcony, set on the first floor a building which has a lift, set back from Ferdinand Street.





Mead Close is set between Belmont Street and Ferdinand Street, nearest tube station being Chalk Farm (Northern line) and close to local bus services, shops, cafes, restaurants, pubs and Camden Market alongside The Regents Canal. The property is not too far to the Belsize Park area & Primrose Hill.

The flat offers well-proportioned living accommodation and comprises a reception room with direct access to a balcony, a separate kitchen, three bedrooms (two of them being used as studies), a separate windowed w.c and a windowed shower room.

A word from the owner "We love how bright the flat is, with big sash windows and high ceilings. It's well insulated, well laid out, and storage is generous, plus we have access to a secure storage room on the same floor. Some of our neighbours have lived here for 40+ years, reflecting a strong community. Camden's amazing transport links make commuting easy, with markets, diverse dining, live music, huge parks, and the London Zoo all within close walking distance."

TENURE: **125 Years Lease from 23rd April 1990** – We have been advised by the owners the lease extension process has begun.

GROUND RENT: £10 p.a

SERVICE CHARGE: £1,608.28 - Estimated for period ending 31.03.2026 – For insurance, management and other communal charges

Parking: We have been advised by the owner on street parking with permit from Camden Council

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

Broadband and Data Coverage Ultrafast Broadband services are available via Community Fibre, Virgin Media.

Construction Type We have been advised by the owner red brick local authority built block, double glazed windows

Heating: Gas central heating

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 substantially covered with carpets except 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: C (£1,872.32 for 2025/26)













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.

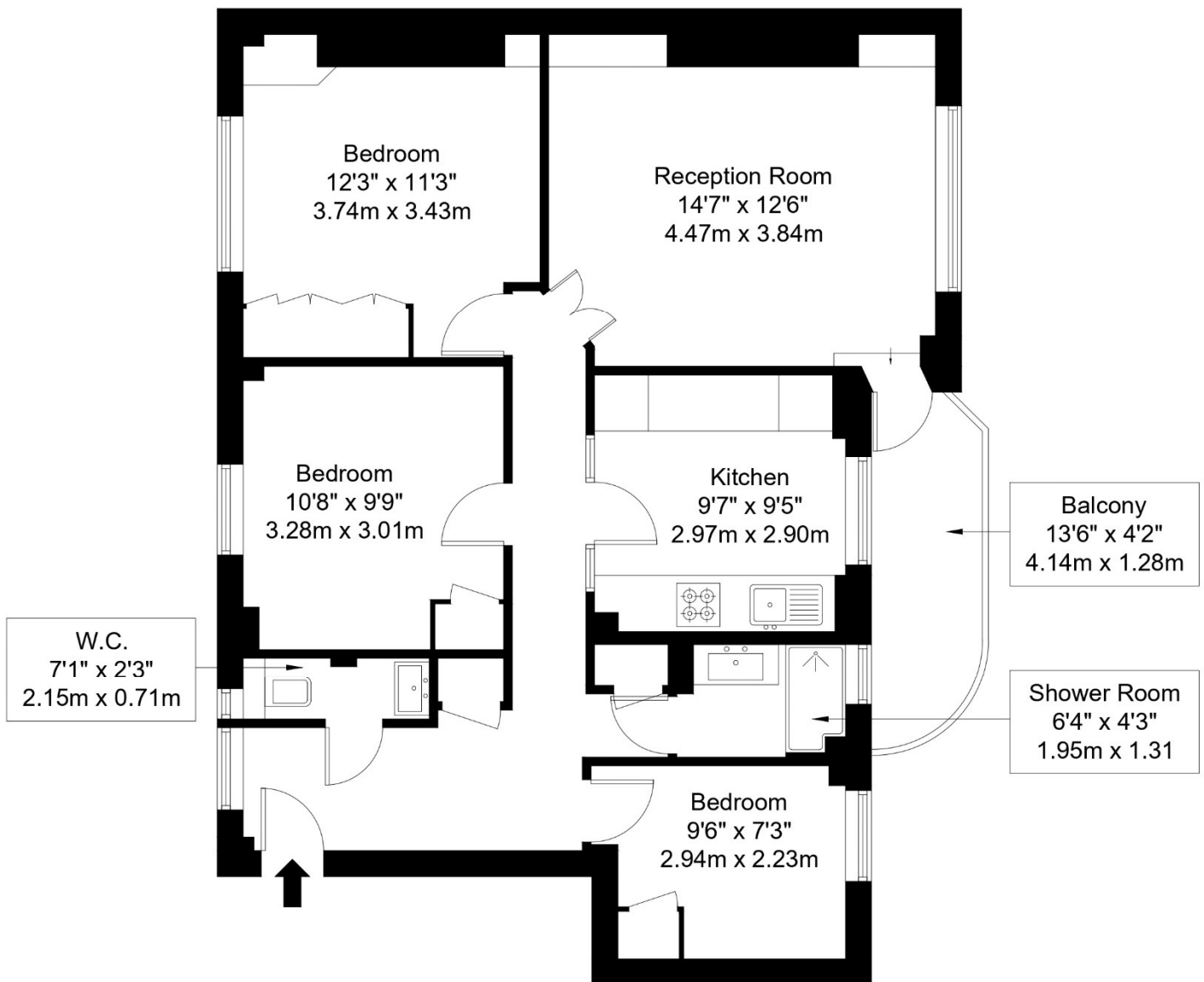
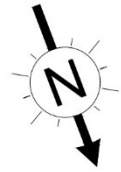
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Belmont Street, NW1 8HG

Approx Gross Internal Area = 75.3 sq m / 810 sq ft

Balcony = 4.86 sq m / 52 sq ft

Total = 80.16 sq m / 862 sq ft



First Floor

Ref :

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**B L E U
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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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