

**SOUTHAMPTON ROAD, NW5  
£750,000 SHARE OF FREEHOLD**

**A delightful two bedroom chain-free flat, arranged over the lower & raised ground floors of a period building, with a private entrance and direct access to its own rear garden.**





The property is set along Southampton Road, nearest tube stations being Chalk Farm and Belsize Park (both Northern line) and close to Gospel Oak and Hampstead Heath overground stations, local bus services, shops, cafes, restaurants, South End Green, Hampstead Heath and Parliament Hill Fields, and not too far to the Camden Town area for its amenities including Camden Market alongside the Regents Canal.

The property offers well-proportioned chain-free living accommodation arranged over two floors and comprises a reception room which connects through to a kitchen/breakfast and a deep walk in storage cupboard all on the lower floor, with stairs up to two bedrooms and a windowed bathroom on the upper floor above. The property also has access to a private rear garden which includes a patio area with steps up to a lawn.

**TENURE:** 125 Years Lease from 5<sup>th</sup> June 2000

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** £2,058.43 - period ending 31.03.25 - For heating, hot water and other communal charges - Unverified

**Parking:** We have been advised by the owner residents permits available 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 Openreach, G Network, Hyperoptic, Virgin Media, with a good level of mobile phone coverage.

**Construction Type:** Brick

**Heating:** We have been advised by the owner communal gas

**Notable Lease Covenants and Restrictions:** Ask agents for details

Council Tax: London Borough of Camden - Council Tax Band: D (£2,106.36 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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

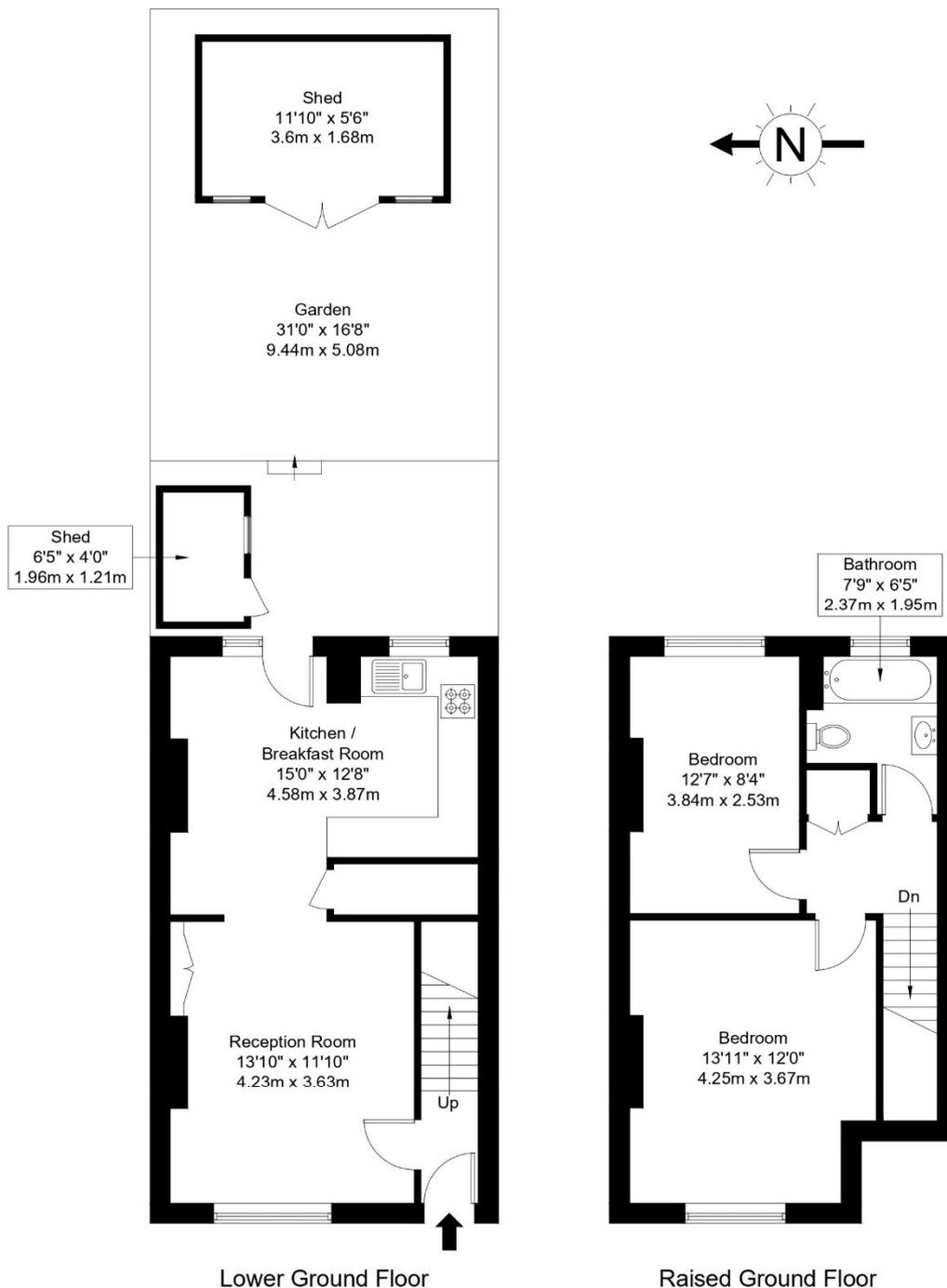
# Southampton Road, NW5 4JR

Approx Gross Internal Area = 73.4 sq m / 790 sq ft

Sheds = 10.8 sq m / 116 sq ft

Garden = 48 sq m / 517 sq ft

Total = 132.2 sq m / 1423 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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