

# HARTLAND ROAD NW1

## £475,000 LEASEHOLD

**Offering for sale a one bedroom flat with a study, set on the second and third (top) floor of a building, well placed for all that the Camden Town area has to offer.**





Hartland Road is located off Chalk Farm Road, nearest tube stations being Chalk Farm & Camden Town (both Northern line) and close to local bus services, shops, cafes, restaurants and pubs. The property is close to Camden Camden Market alongside The Regents Canal and is not too far to Primrose Hill, Belsize Park & Regents Park.

This split-level flat, which has its entrance on the first floor off the communal hallway, is well located in the NW1 area. The flat comprises a reception room which connects to a kitchen, a bedroom (used as an office) and a windowed shower room all on the second floor with stairs up to a study (used as a bedroom) above.

**TENURE:**

**125 Years Lease from 20<sup>th</sup> August 2004**

**GROUND RENT:**

£100p.a and rising throughout the term of the lease.

**SERVICE CHARGE:**

We have been advised by the owner there is no service charge. If there is anything that is needed to be repaired to the building, its split 3 ways  
- solicitors to confirm.

**Parking:**

We have been advised by the owner on street parking with local council

**Utilities:**

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

**Broadband and Data Coverage.**

Ultrafast Broadband services are available via Openreach, Hyperoptic, ITS Technology Group, Virgin Media, with a good level of mobile phone coverage.

**Construction Type:**

To be advised

**Heating:**

Gas

**Notable Lease Covenants & Restrictions:** None to mention – Solicitors to confirm

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, enquiries 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.

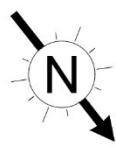
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 73 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Hartland Road, NW1 8DD

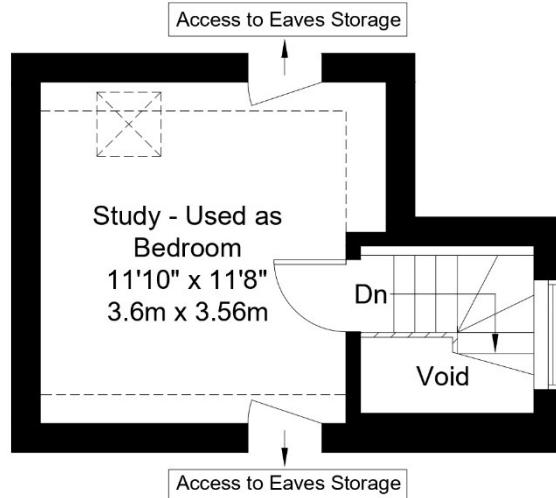
Approx Gross Internal Area = 51.7 sq m / 556 sq ft

Restricted head height = 2.6 sq m / 28 sq ft

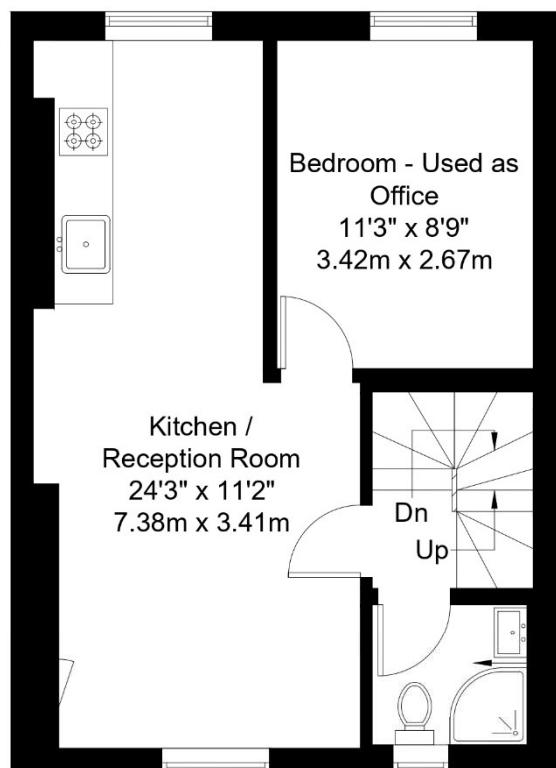
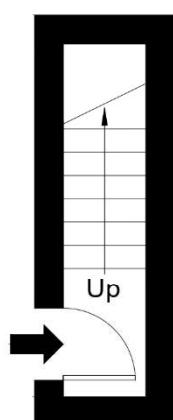
Total = 54.3 sq m / 584 sq ft



= Reduced headroom below 1.5m / 5'0"



Third Floor



First Floor

Second Floor

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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