

# ROWSTOCK, OSENEY CRESCENT, NW5 £485,000 LEASEHOLD

A two bedroom flat set on the upper first floor of a purpose built building with a lift, set in a crescent in Kentish Town.





Oseney Crescent is located off Gaisford Street & Islip Street, which both run off Kentish Town Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, and shops and cafes along Brecknock Road and Kentish Town Road. The Kings Cross area is a bus ride away from Brecknock Road, 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.

The flat which is set towards the rear of the building comprises a reception room, a separate kitchen, two bedrooms and a bathroom.

A word from the owner....."Our cosy flat is located in a quite, peaceful street only a short walk away from the hustle and bustle of Kentish Town High Street and Camden Road, making it a prime location for commuting, leisure, and shopping. It is also walking distance to Parliament Hill (part of Hampstead Heath), Camden Town Market ect. Although the flat is on the first floor, there are no flats below it except for sheds which can be leased as extra storage. As the flat is at the rear of the garden the kitchen has a beautiful view of trees and the back garden of Torriano Primary school with hardly any buildings in sight, giving a sense of privacy and comfort as if in the countryside."

<b>TENURE:</b>	<b>125 Years Lease from and including 8<sup>th</sup> February 2016</b>
<b>GROUND RENT:</b>	<b>£10p.a</b>
<b>SERVICE CHARGE:</b>	£2443.28 – Estimated for year ending 31.03.26 – For insurance, gas supply and other communal charges
<b>Parking:</b>	To be confirmed
<b>Utilities:</b>	To be confirmed
<b>Broadband and Data Coverage.</b>	Broadband services are available via Openreach, Community Fibre, G Network, Virgin Media, with a good level of mobile phone coverage.
<b>Construction Type:</b>	To be confirmed
<b>Heating:</b>	Gas

**Notable Lease Covenants & Restrictions** Not to use the Flat for any purpose whatsoever other than as a private residential flat. 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: C (£1,872.32 for 2025/26).











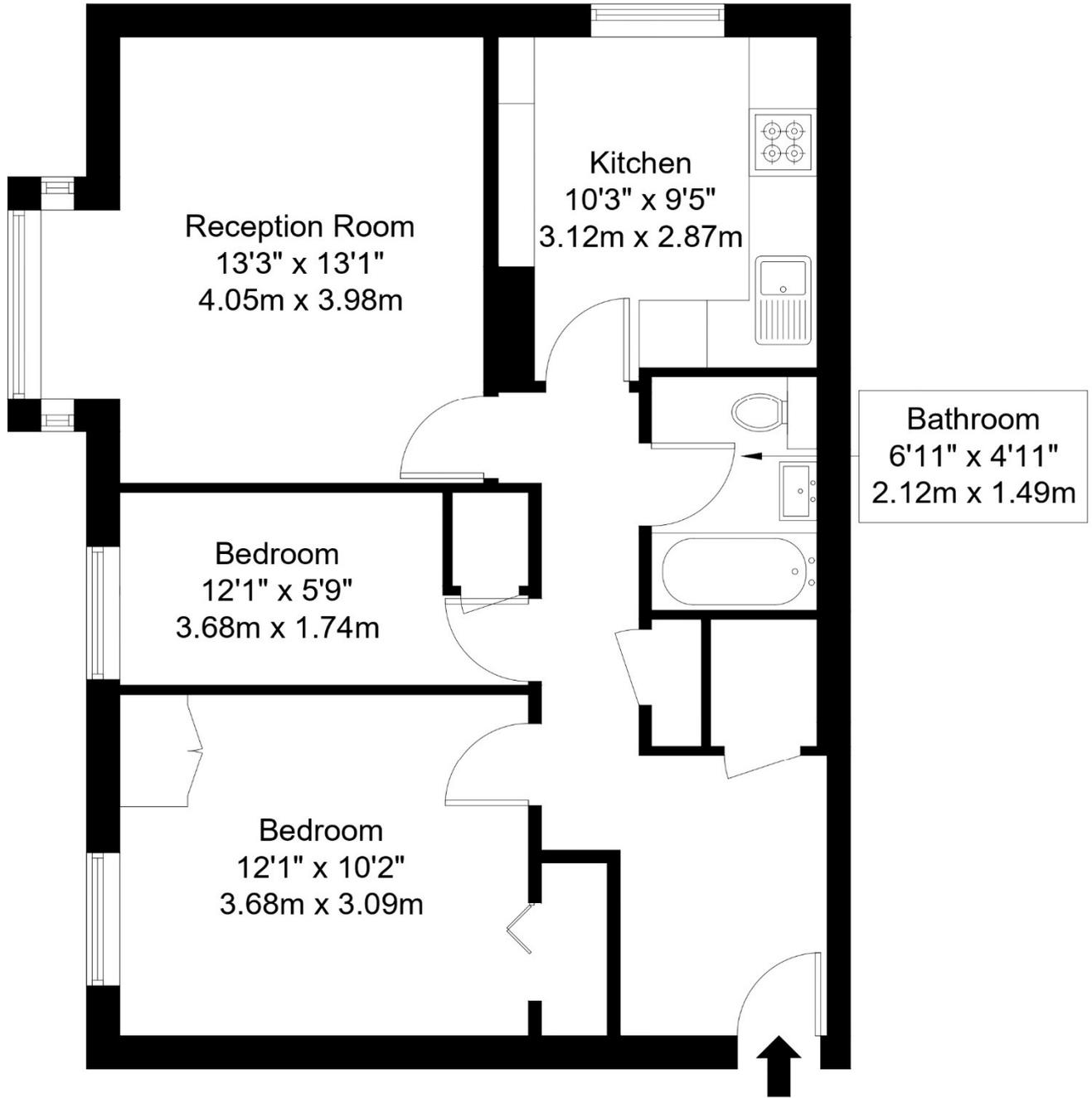
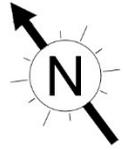
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Rowstock, NW5 2BA

Approx Gross Internal Area = 58.2 sq m / 626 sq ft



First Floor

Ref :

Copyright

**B L E U  
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.

Copyright @ BleuPlan