

## **FORTESS ROAD NW5 OFFERS IN EXCESS OF £375,000 LEASEHOLD**

**A spacious and well presented chain free one  
bedroom flat, set on the first floor of a building in  
Fortess Road, NW5.**





Fortess Road, which connects Kentish Town and Tufnell Park, is located off Kentish Town Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and restaurants. Camden Town is served by bus services from Kentish Town Road for its amenities and attractions including Camden Lock and Camden market alongside The Regents Canal, all in one direction, and Parliament Hill Fields with Hampstead Heath beyond in the other.

The flat, comprises a large reception room (with secondary glazed windows) with an open plan modern fitted kitchen, a bedroom with secondary glazed windows and a modern bathroom.

An internal viewing is highly recommended.

A word from the owner....."The high ceilings and sash windows are my favourite feature of this flat. The living room is spacious and bright, with a breakfast bar that provides an additional workspace when working from home. The dedicated bike storage in the communal hallway is a handy feature, but the nearby Thameslink train (6 minutes to St Pancras International and 12 minutes to the City) makes getting to work simple."

**TENURE: 125 Years Lease from 24<sup>th</sup> June 1988**





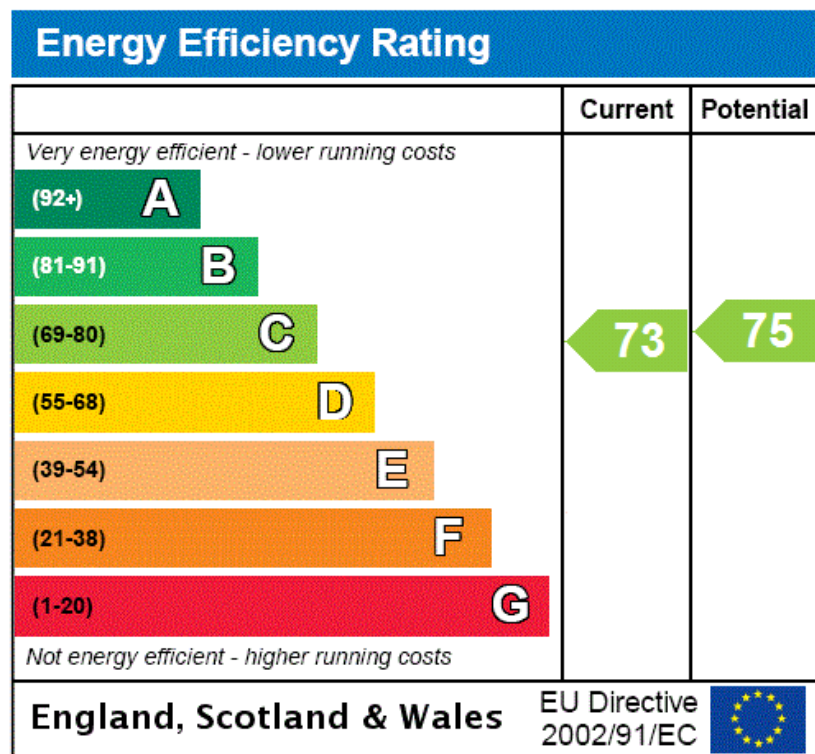




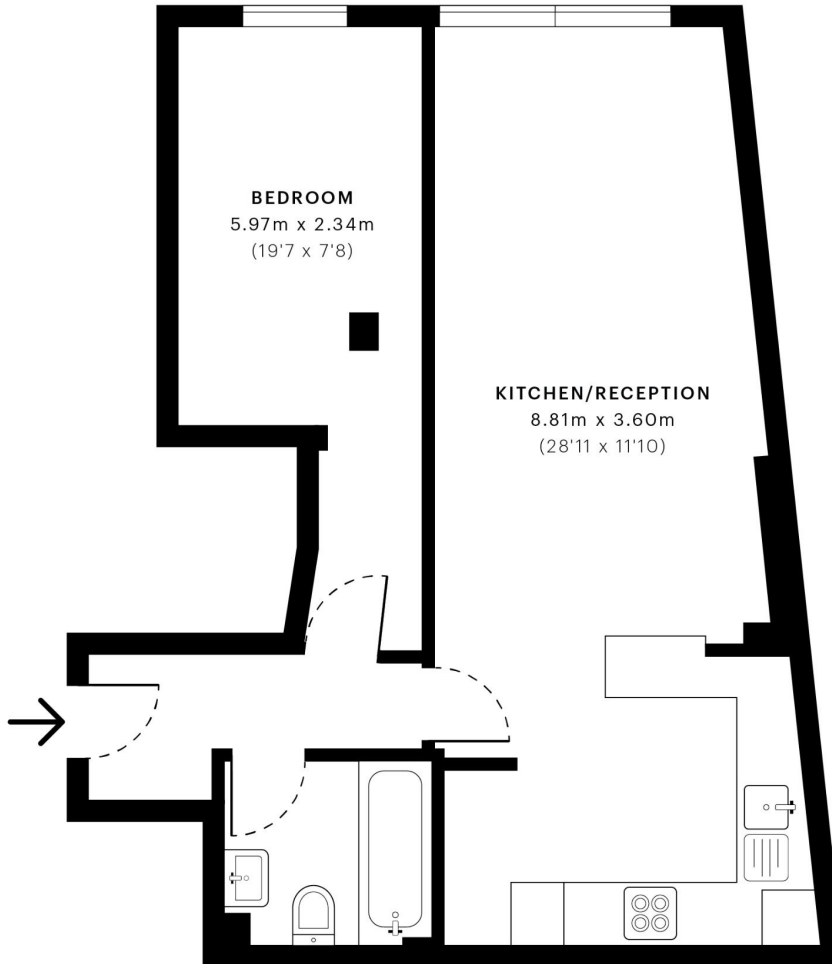


Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.









— First Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
47.75 sqm / 513.98 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
45.49 sqm / 489.65 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 47.88 sqm / 515.38 sqft  
IPMS 3C RESIDENTIAL 45.99 sqm / 495.03 sqft

SPEC ID 60af9b518a25870dc02ee410