

**CAMDEN ROAD N7  
OFFERS IN EXCESS OF  
£275,000 SHARE OF FREEHOLD**

**Offering for sale a chain-free flat, set to the first floor rear of a substantial building, together with a communal rear garden.**





The property is located close to the junction of Camden Road with Dalmeny Ave, nearest tube stations being Caledonian Road (Piccadilly line) and close to local bus services and shops. The Camden Town area is a bus ride away from Camden Road, for its amenities and attractions including Camden market alongside The Regents Canal. The Kings Cross area is one stop along the Piccadilly line from Caledonia Road tube station, 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 comprises a reception room with an open plan kitchen, a small bedroom, a windowed shower room and communal rear garden

<b>TENURE:</b>	<b>999 Years Lease from 25<sup>th</sup> December 2009</b>
<b>SHARE OF FREEHOLD:</b>	
<b>SERVICE CHARGE:</b>	£1686.60pa – period 25.03.24 to 24.03.25 – buildings insurance, management fees and other communal charges
<b>Parking:</b>	We have been advised by the owner– distance from the property
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas and sewage
<b>Broadband and Data Coverage.</b>	Broadband services are available via Openreach, Virgin Media.
<b>Construction Type:</b>	We have been advised by the owner - brick with tiled roof and timber framed windows
<b>Heating:</b>	Gas central heating

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep on the Demised Premises any domestic pet or animal of any description whatsoever which in the reasonable opinion of the Freeholder causes nuisance or annoyance to any lessee of any other flats in the property.

Council Tax: London Borough of Islington - Council Tax Band: B (£1,564.75 for 2025/26).











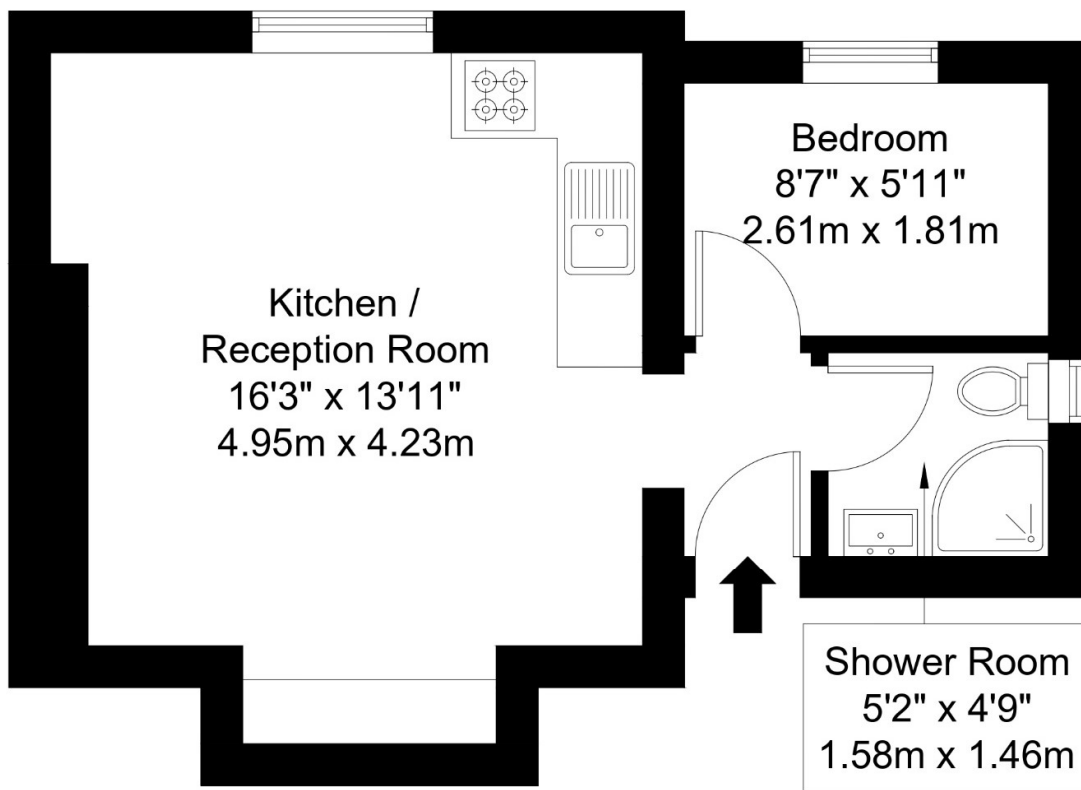
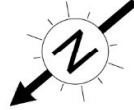
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Camden Road, N7 0LG

Approx Gross Internal Area = 28.4 sq m / 306 sq ft



First Floor

Ref :

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PLAN**

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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