

**GILLIES STREET NW5
OFFERS IN EXCESS OF
£800,000 LEASEHOLD**

A well presented three bedroom chain-free flat set on the ground floor of a period building, with direct access to private south-westerly facing rear garden.





Gillies Street runs parallel with Grafton Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, Kentish Town West over ground station, local bus services, Kentish Town Road shops and Parliament Hill Fields with Hampstead Heath beyond. The property is close to the vibrant Queens Crescent market street, offering independent shops, cafes and local amenities including a library, pharmacy and post office.

This super lateral converted flat comprises a reception room, a separate kitchen with access through to a dining/breakfast area, with direct access to the private rear garden, a windowed bathroom, a separate w.c and three bedrooms.

An internal viewing is highly recommended.

TENURE: 125 Years Lease from 19th August 1991

GROUND RENT: £10p.a

SERVICE CHARGE: £700.06 pa - Estimated for period ending 31.03.24 – For buildings insurance, repairs and maintenance, communal electricity etc

Council Tax: London Borough of Camden - Council Tax Band: E (£2,322.42 for 2023/24).













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.

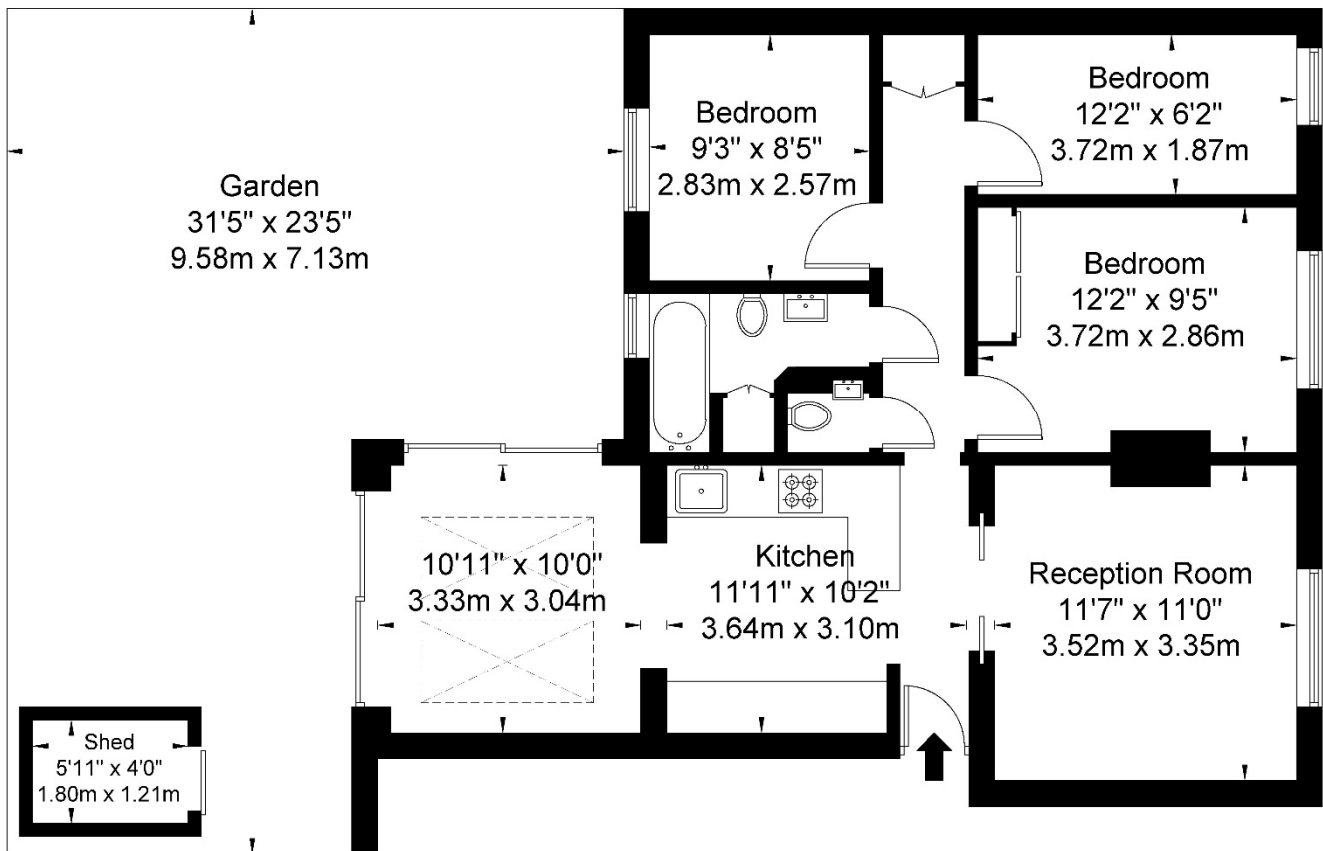
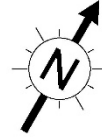
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Gillies Street NW5 4DL

Approx Gross Internal Area = 71.9 sq m / 773 sq ft

Shed = 2.1 sq m / 22 sq ft

Total = 74 sq m / 796 sq ft



Ground Floor

Ref

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**BLEU
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.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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