

**GAISFORD STREET NW5
OFFERS IN EXCESS OF
£950,000 LEASEHOLD**

A spacious two bedroom maisonette, set on the lower & raised ground floors of a period building, with its own entrance and direct access to a private southerly facing rear garden.





The property is located along Gaisford Street, which is set off Kentish Town Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes & restaurants and all that Kentish Town has to offer. Parliament Hill Fields with Hampstead Heath beyond is a bus ride away from Kentish Town Road, along with bus services in the other direction to the Camden Town area for its attractions including Camden Market alongside The Regents Canal.

The maisonette offers well proportioned living accommodation arranged over two floors and comprises a reception room, a kitchen/breakfast room and a windowed shower room all on the lower floor, with stairs then rising to a half-landing. Here you will find a windowed bathroom. Stairs then lead up to the raised ground floor where there are two bedrooms and access to the communal entrance. The private southerly facing rear garden is accessed through the kitchen.

TENURE:	125 Years Lease from 6th November 1989 – We understand the owner has made initial enquiries about looking into extending the lease, with a buyer to progress
GROUND RENT:	£10p.a
SERVICE CHARGE:	£1,129.67 for period ending 31.03.26 – Insurance, management and other communal charges
Parking:	We have been advised by the owners a residents parking permit can possibly be acquired from the council. Please make your own enquiries
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, G Network, Virgin Media, Hyperoptic, Community Fibre, with a good level of mobile phone coverage depending on your service provider.
Construction Type:	To be confirmed
Heating:	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: D (£2,207.12 for 2026/27).













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.

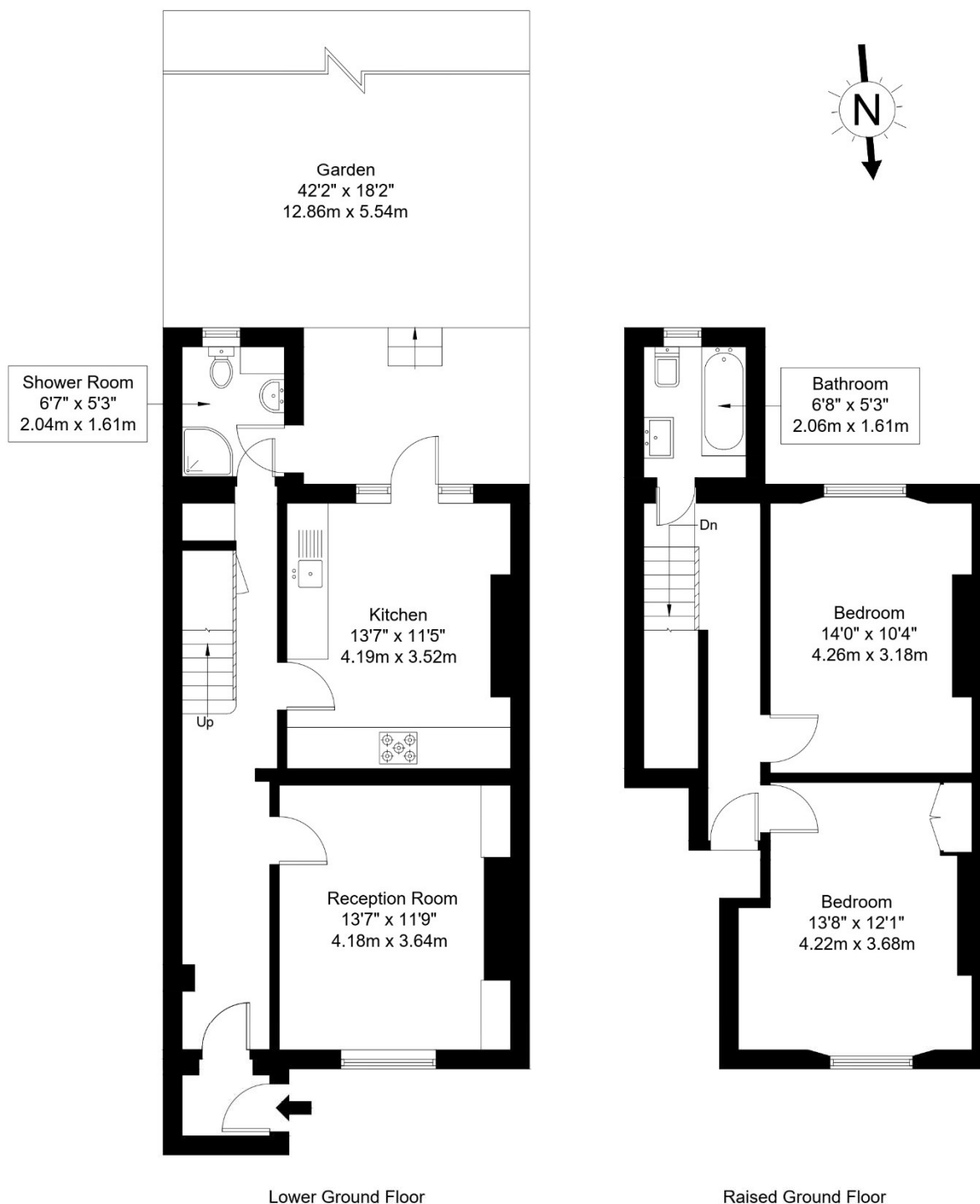
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Gaisford Street, NW5 2EE

Approx Gross Internal Area = 90.6 sq m / 975 sq ft

Garden = 79.7 sq m / 858 sq ft

Total = 170.3 sq m / 1833 sq ft



Ref :

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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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