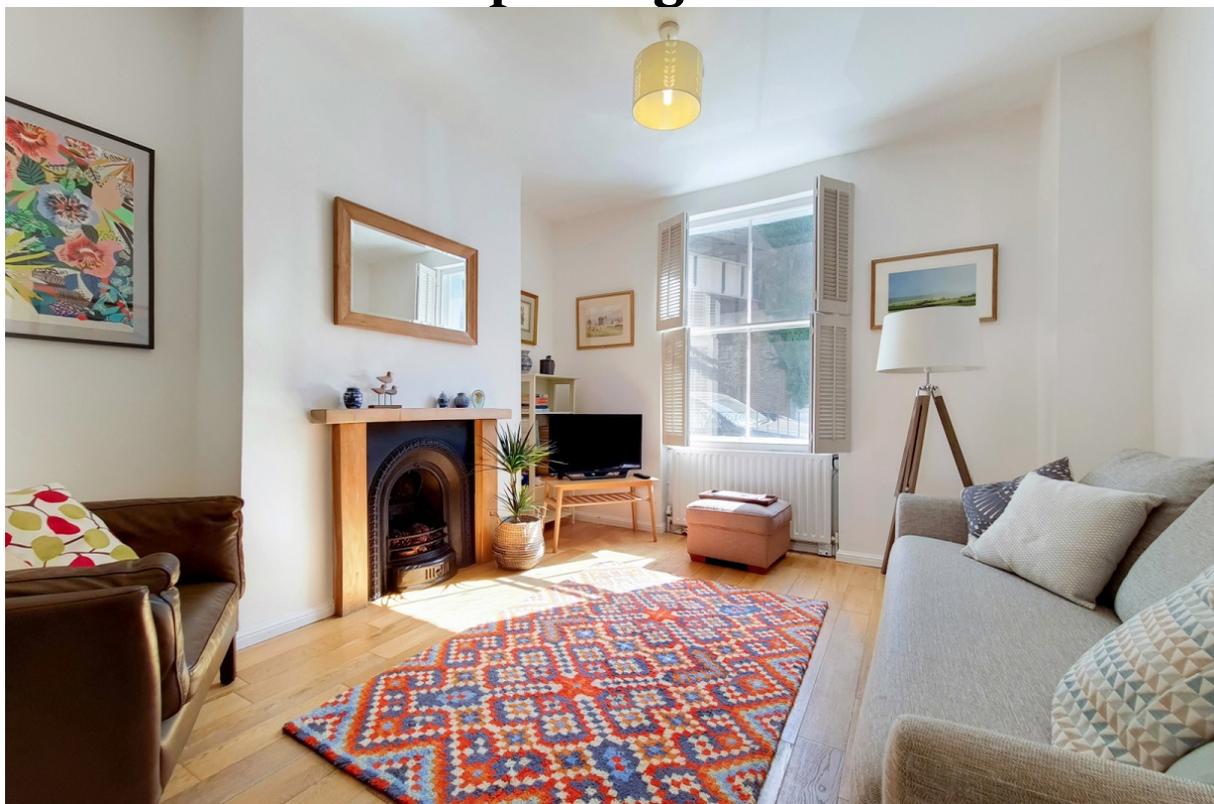


HARTLAND ROAD NW1 OFFERS IN EXCESS OF £550,000 SHARE OF FREEHOLD

A spacious, chain free, one bedroom flat set on the ground floor of a period building, with direct access to a private rear patio garden.





Hartland Road is located off Chalk Farm Road, nearest tube stations being Chalk Farm & Camden Town (both Northern line) and close to local bus services, local amenities, shops, cafes, restaurants, pubs and eateries. The property is close to Camden Lock and Camden Market alongside The Regents Canal and not too far from Primrose Hill, Belsize Park & Regents Park.

The flat comprises a well proportioned reception room which includes an open plan kitchen, a conservatory/dining room with direct access to a private patio garden, a bedroom & a windowed bathroom.

An internal viewing is highly recommended.

A word from the owner.... "The flats conservatory which featured in the Good Homes magazine (2015) after being shortlisted for a design award creates a lot of natural light for the flat and is perfect for working at home through the day or entertaining in the evening. The conservatory opens up onto a spacious patio garden which catches the afternoon sun. The flat is located down a pretty, quiet road with great neighbours, close to Primrose Hill, Regents Park and Hampstead Heath"

TENURE: **999 Years Lease from 1st January 2012**

SHARE OF FREEHOLD





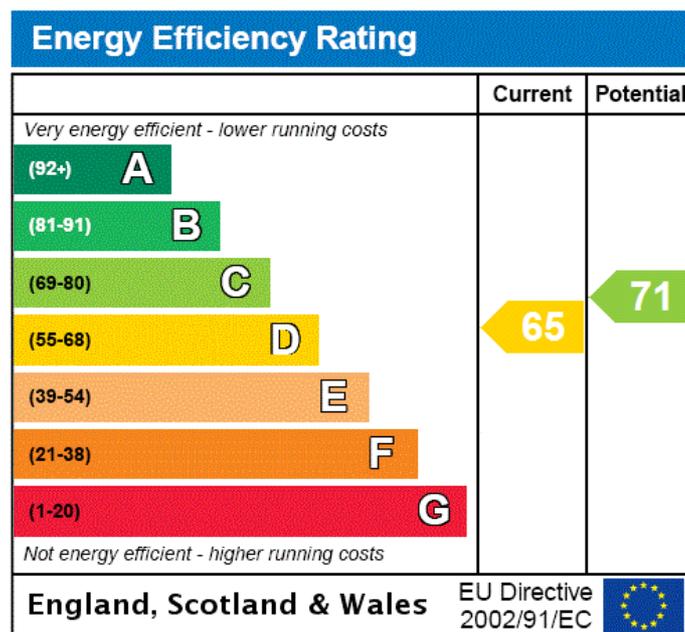


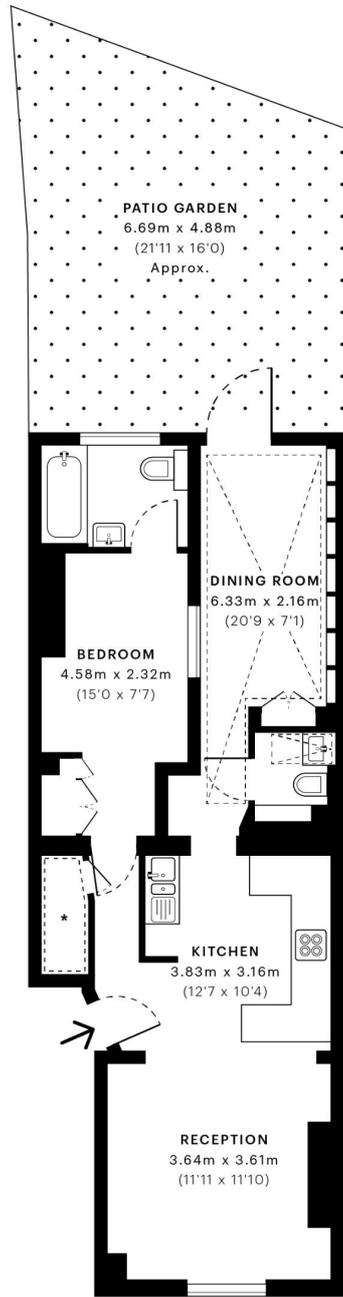




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
56.61 sqm / 609.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.94 sqm / 537.55 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 55.46 sqm / 596.97 sqft
IPMS 3C RESIDENTIAL 50.23 sqm / 540.67 sqft

*Excluded from measurements

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