

**BROOKFIELD PARK, NW5  
OFFERS IN EXCESS OF  
£500,000 LEASEHOLD**

**We are delighted to offer for sale a spacious one bedroom chain-free flat, set on the second (top) floor, located in Dartmouth Park and well placed for Parliament Hill Fields with Hampstead Heath beyond.**







Brookfield Park is set between Croftdown Road and Swain's Lane, nearest tube stations being Tufnell Park and Archway (both Northern line) and close to local bus services and shops along Swain's Lane. Bus services are served from Highgate Road for the Camden Town area, for its attractions including Camden Market alongside The Regents Canal in one direction, and Highgate in the other. The Kings Cross area is served by bus services from Highgate Road, 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, which requires updating comprises a reception room, a separate kitchen/breakfast room, a bedroom with fitted wardrobes and a windowed bathroom.

<b>TENURE:</b>	<b>153 Years Lease from 21<sup>st</sup> June 2012 - (to 24<sup>th</sup> March 2165)</b>
<b>GROUND RENT:</b>	<b>a peppercorn</b>
<b>SERVICE CHARGE:</b>	We have been advised by the owners family £50pa plus if any work needs to be carried out in communal areas or roof it is split 3 ways – Unverified
<b>Parking:</b>	We have been advised by the owner tickets required for residents and visitors
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach, Community Fibre, Virgin Media.
<b>Construction Type:</b>	We have been advised by the owner brick with tiled roof
<b>Heating:</b>	Gas central heating
<b>Notable Lease Covenants &amp; Restrictions:</b>	Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of any other flat in the building shall be kept in the flat.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,106.36 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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

# Brookfield Park, NW5 1ES

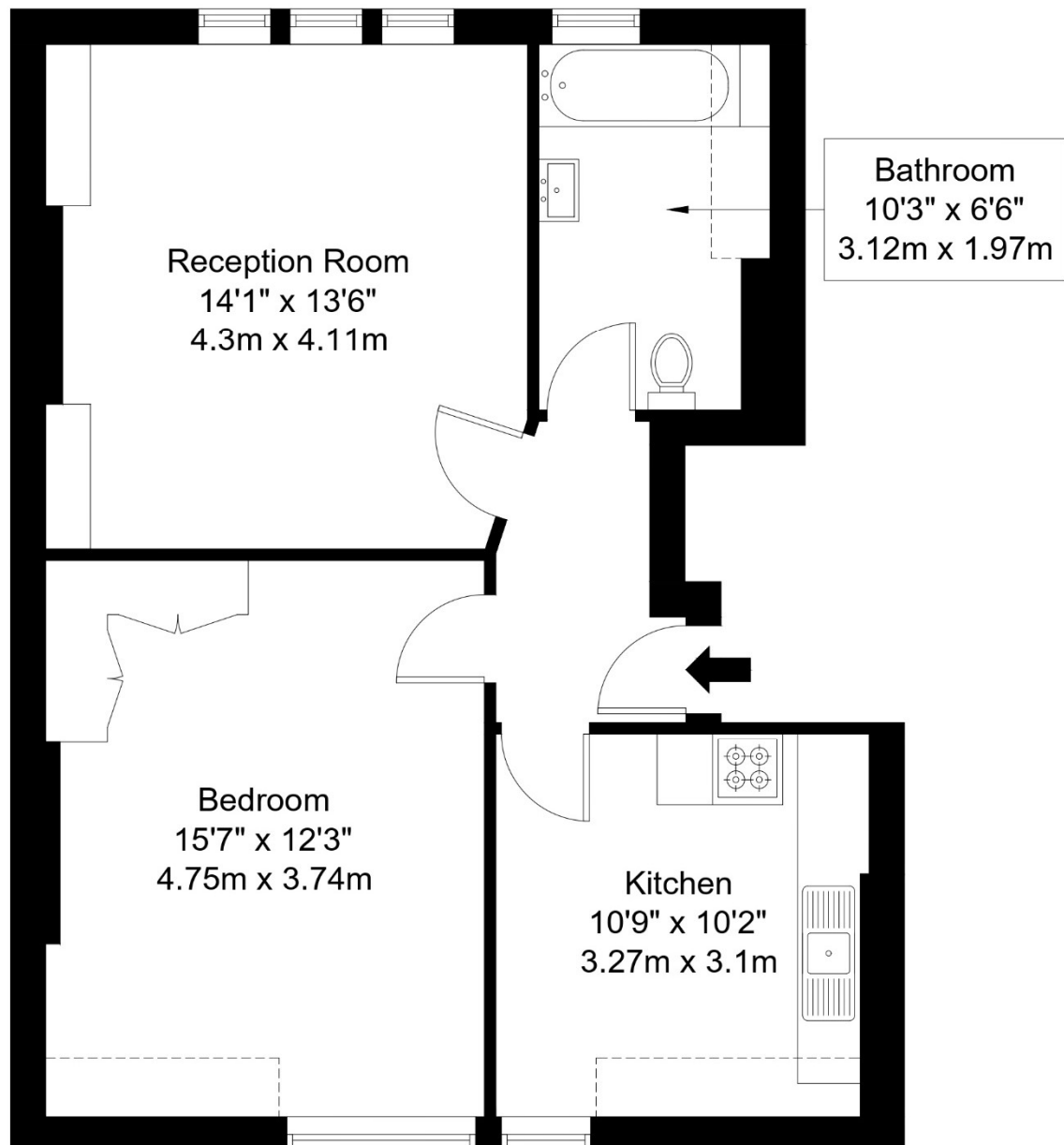
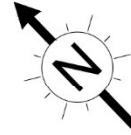
Approx Gross Internal Area = 53.6 sq m / 577 sq ft

Restricted head height = 3.1 sq m / 33 sq ft

Total = 56.7 sq m / 610 sq ft



= Reduced headroom below 1.5m / 5'0



## Second Floor

Ref :

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**B L E U**  
**P L A N**

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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