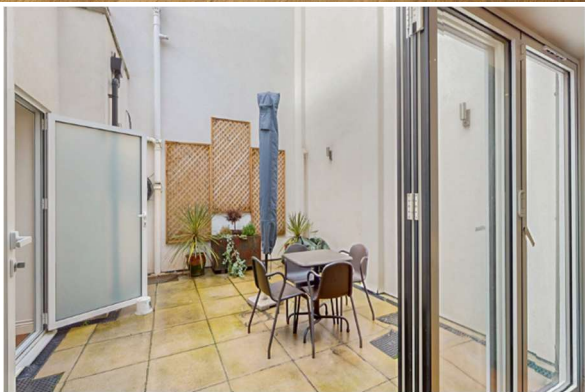


KENTISH TOWN ROAD NW1
£535,000 LEASEHOLD

A delightful one bedroom spacious flat, set on the ground floor to the rear, with a private courtyard patio garden.





The property, which is set behind commercial premises, is located close with the junction with Prince of Wales Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, Kentish Town West overground station, local bus services, shops, cafes, & restaurants. The central Camden Town area is a bus ride away from Kentish Town Road, for its amenities and attractions including Camden market alongside The Regents Canal in one direction, with Parliament Hill Fields with Hampstead Heath beyond in the other.

The flat offers well-proportioned living accommodation and comprises a reception room with an open plan kitchen, a windowed bathroom, a separate w.c, a bedroom and a private courtyard patio garden.

TENURE:	We have been advised the flat will be sold with a 125 Years Lease, with a Ground Rent of £250 p.a, to be reviewed in 30 years
SERVICE CHARGE:	We have been advised - Estimated - £1300pa
Parking:	We have been advised by the owner a residents parking permit could 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, ITS Technology Group, with a good level of mobile phone coverage.	
Construction Type:	To be confirmed
Heating:	Electric
Notable Lease Covenants & Restrictions: To be confirmed	

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.

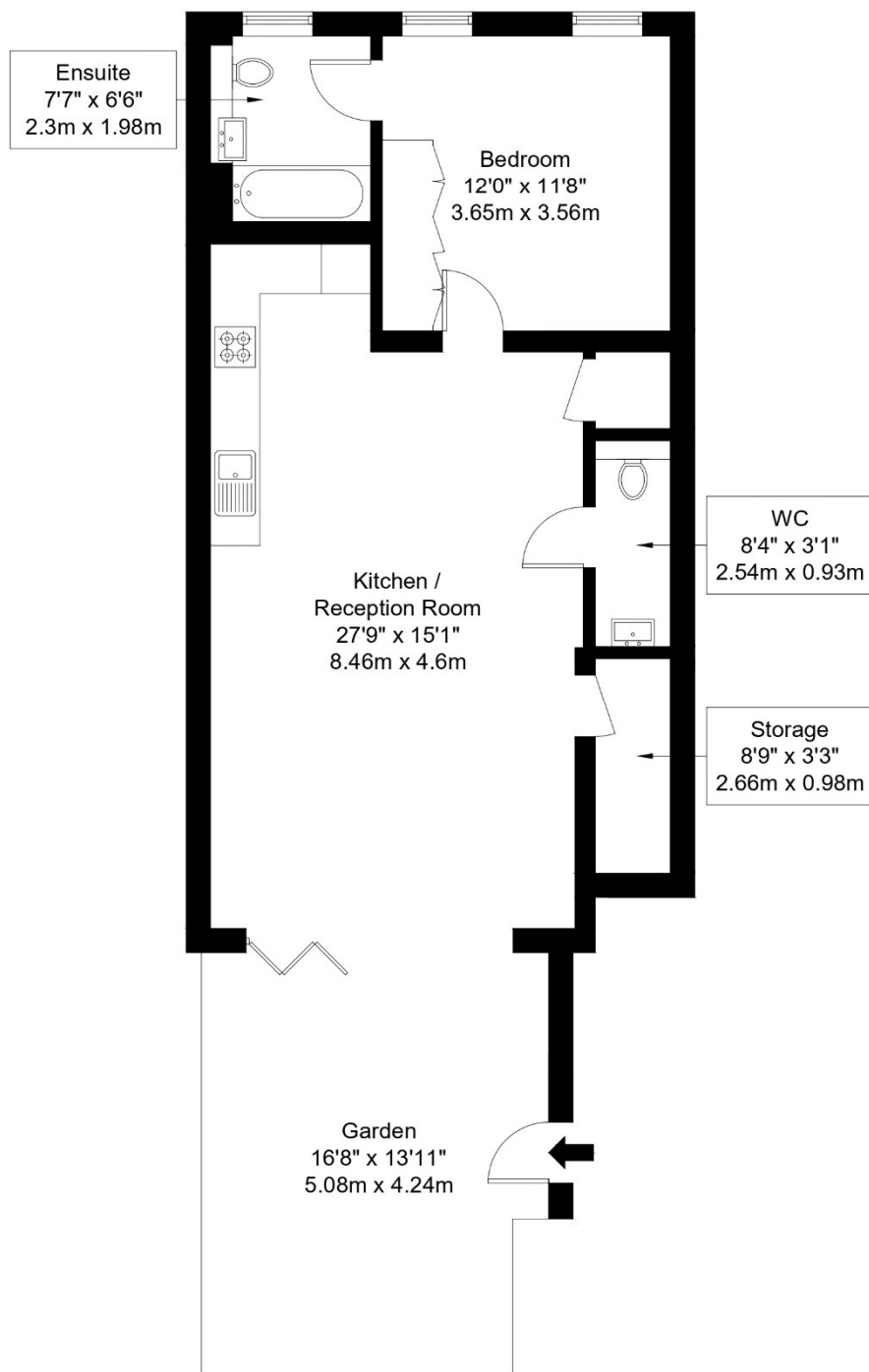
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

Kentish Town Road, NW1 9QB

Approx Gross Internal Area = 61.8 sq m / 665 sq ft

Garden = 21.6 sq m / 233 sq ft

Total = 83.4 sq m / 898 sq ft



Ground 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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