

ROYAL COLLEGE STREET, NW1

£500,000 LEASEHOLD

Offering for sale a delightful two bedroom flat, set on the ground floor of a building located in the NW1 area.





Royal College Street is set off Kentish Town Road and St Pancras Way, nearest tube stations being Kentish Town and Camden Town (both Northern line) and close to Camden Road overground station, local bus services, shops, cafes, the central Camden Town area and Camden market alongside the Regents Canal.

The flat comprises a reception room (currently used as a further bedroom), a separate kitchen, two bedrooms (one with an ensuite shower room) and a windowed shower room.

TENURE:	125 Years Lease from 29th July 2002
GROUND RENT:	£10 p.a
SERVICE CHARGE:	£2,451.77 Estimated for year ending 31.03.26 – Insurance and other communal charges
Parking:	We have been advised by the owner road paid parking
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Community Fibre, Virgin Media, G Network, with a good level of mobile phone coverage.
Construction Type:	We have been advised by the owner brick, tiled roof
Heating:	Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal, bird, reptile or insect shall be kept in the flat without the written permission of the Freeholder. 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: C (£1,872.32 for 2025/26).











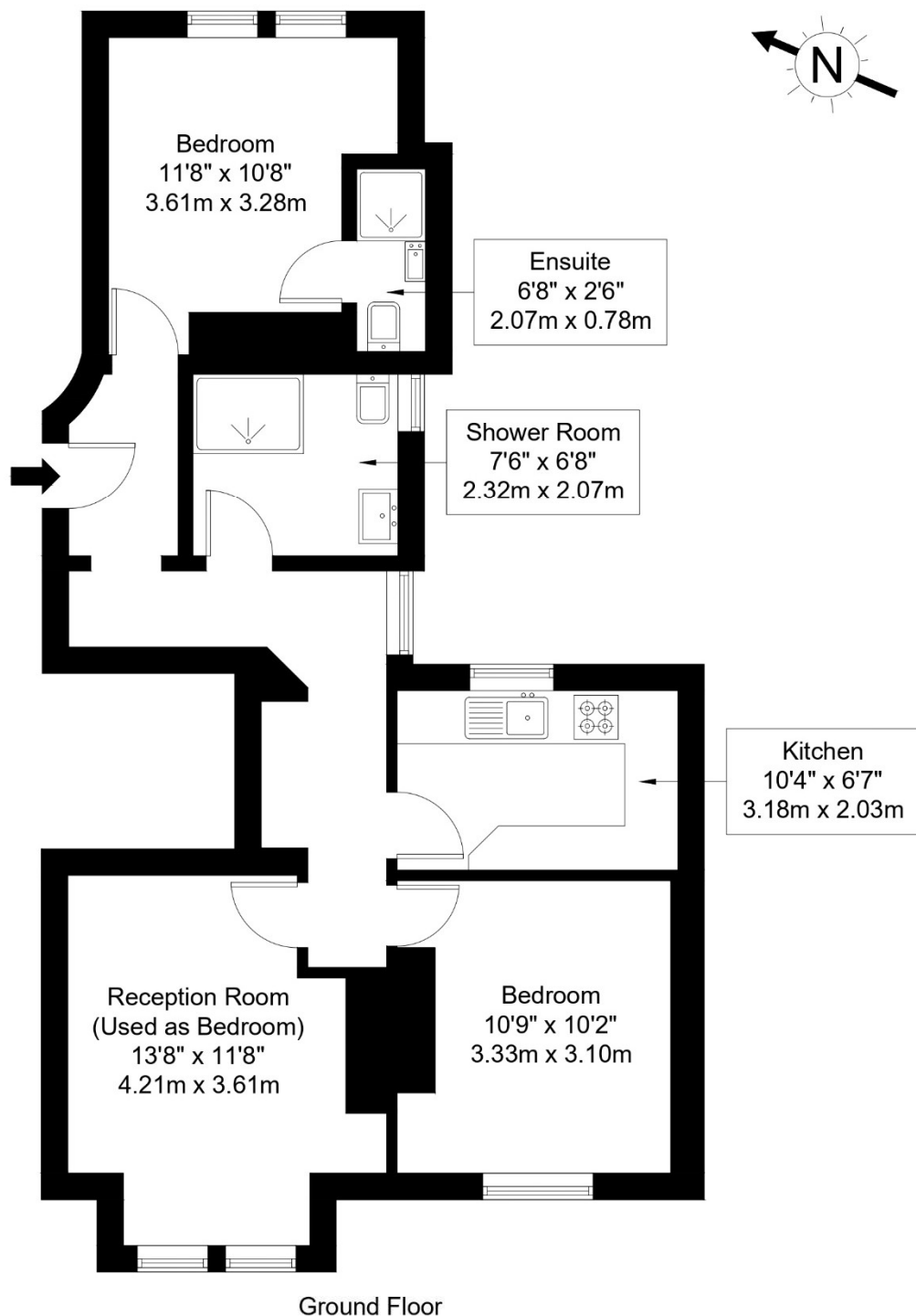
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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, enquiries 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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Royal College Street, NW1 9QR

Approx Gross Internal Area = 59.94 sq m / 645 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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