

QUEENS CRESCENT NW5 OFFERS IN EXCESS OF £450,000 LEASEHOLD

A bright, well-proportioned two-bedroom flat offering 650 sq ft of chain-free living space in the heart of Kentish Town.

This second-floor flat enjoys an excellent level of natural light throughout, with a generous reception room featuring dual-aspect windows to the front and side. The living space benefits from attractive wood-effect flooring, creating a warm and contemporary feel.





The property comprises two well-sized bedrooms, one benefiting from its own ensuite shower room, alongside a separate family bathroom – both recently regrouted and repainted. The kitchen completes the accommodation

At 650 sq. ft, this is one of the larger two-bedroom flats available in the immediate area, offering genuine scope for a growing family or a professional couple wanting extra space to work from home.

Presented chain-free, the flat sits on Queens Crescent - a vibrant street known for its independent cafes, the twice-weekly market, and easy access to Parliament Hill Fields and Hampstead Heath beyond. Transport links are excellent, with Chalk Farm and Kentish Town (Northern line) and Kentish Town West, Gospel Oak and Kentish Town (Thameslink) overground stations all within easy reach, alongside numerous bus routes.

TENURE:	125-year lease from 24 th June 2012 (approx. 111 years remaining)
GROUND RENT:	£200pa
SERVICE CHARGE:	£2,617.50 (period 29.09.25-28.08.26)
COUNCIL TAX:	Camden, Band D













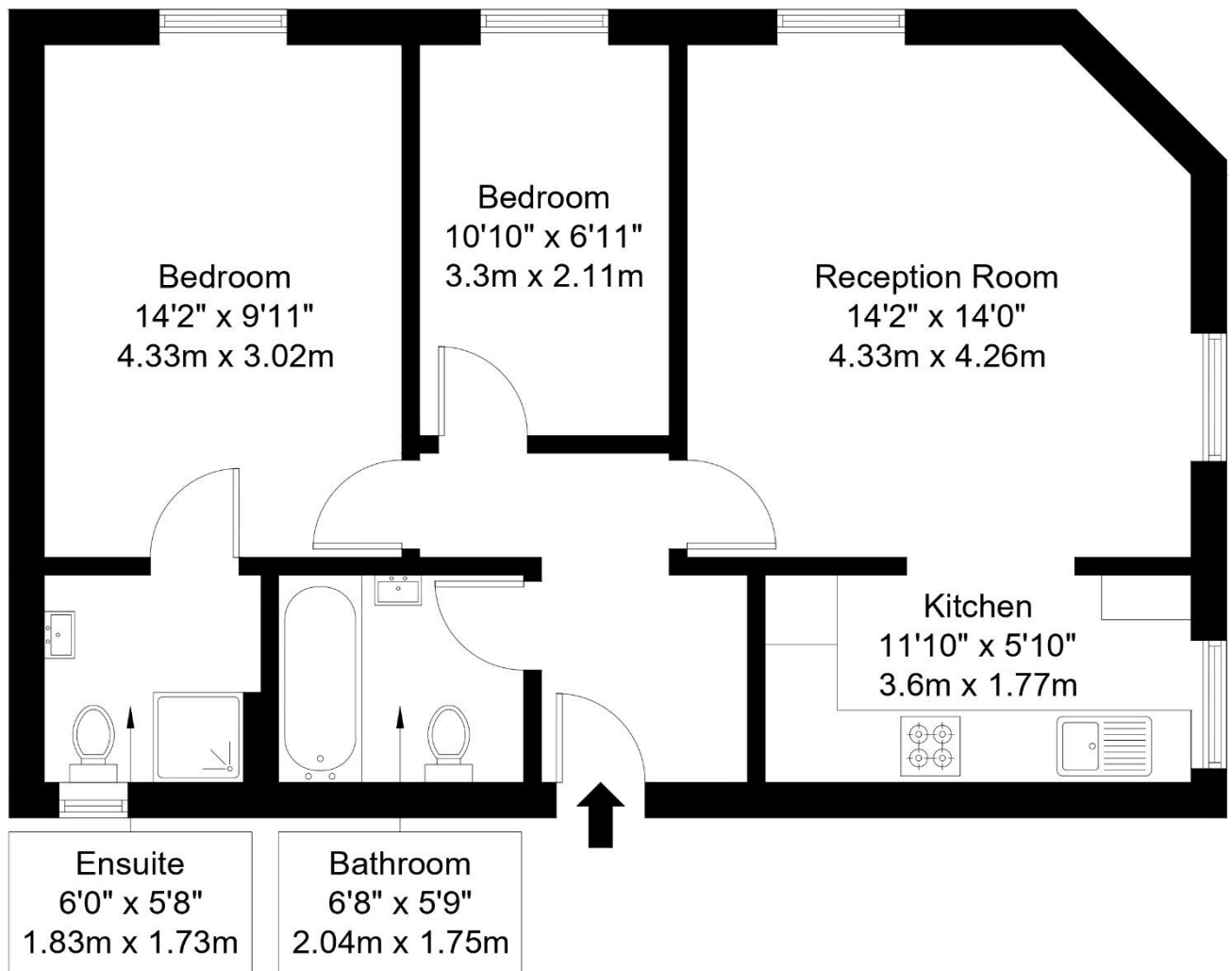
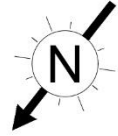
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The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details 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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Queens Crescent, NW5 4EA

Approx Gross Internal Area = 60.8 sq m / 654 sq ft



Second 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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