

**TALLY HO APARTMENTS, HIGHGATE ROAD NW5  
OFFERS IN EXCESS OF  
£450,000 LEASEHOLD**

**Offering for sale a two bedroom chain-free flat, with  
access from the reception room to a narrow balcony, all  
set on the fourth floor of a modern purpose  
built building, which has a lift.**





The development is set between Highgate Road and Fortess Road above commercial premises, within close proximity of Kentish Town tube station (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, restaurants and Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Highgate Road (or one stop along the Northern Line from Kentish Town tube station) for its amenities and attractions including Camden market alongside The Regents Canal.

The flat offers chain-free accommodation and comprises a reception room with an open plan kitchen, a bathroom and two bedrooms.

<b>TENURE:</b>	<b>125 Years Lease from 22<sup>nd</sup> December 2008</b>
<b>GROUND RENT:</b>	£300p.a and increasing throughout the term of the lease
<b>SERVICE CHARGE:</b>	£534.36 – Period 01.01.24 to 31.03.24 - for various communal charges
<b>Parking:</b>	None
<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, G Network.
<b>Construction Type:</b>	We have been advised by the owner brick built, single ply roof construction with concrete structural deck
<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. Not to keep any dog, cat, reptile, bird or other animal in any part of the Building without the written consent of the Freeholder.	

Council Tax: London Borough of Camden - Council Tax Band: E (£2,574.44 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	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

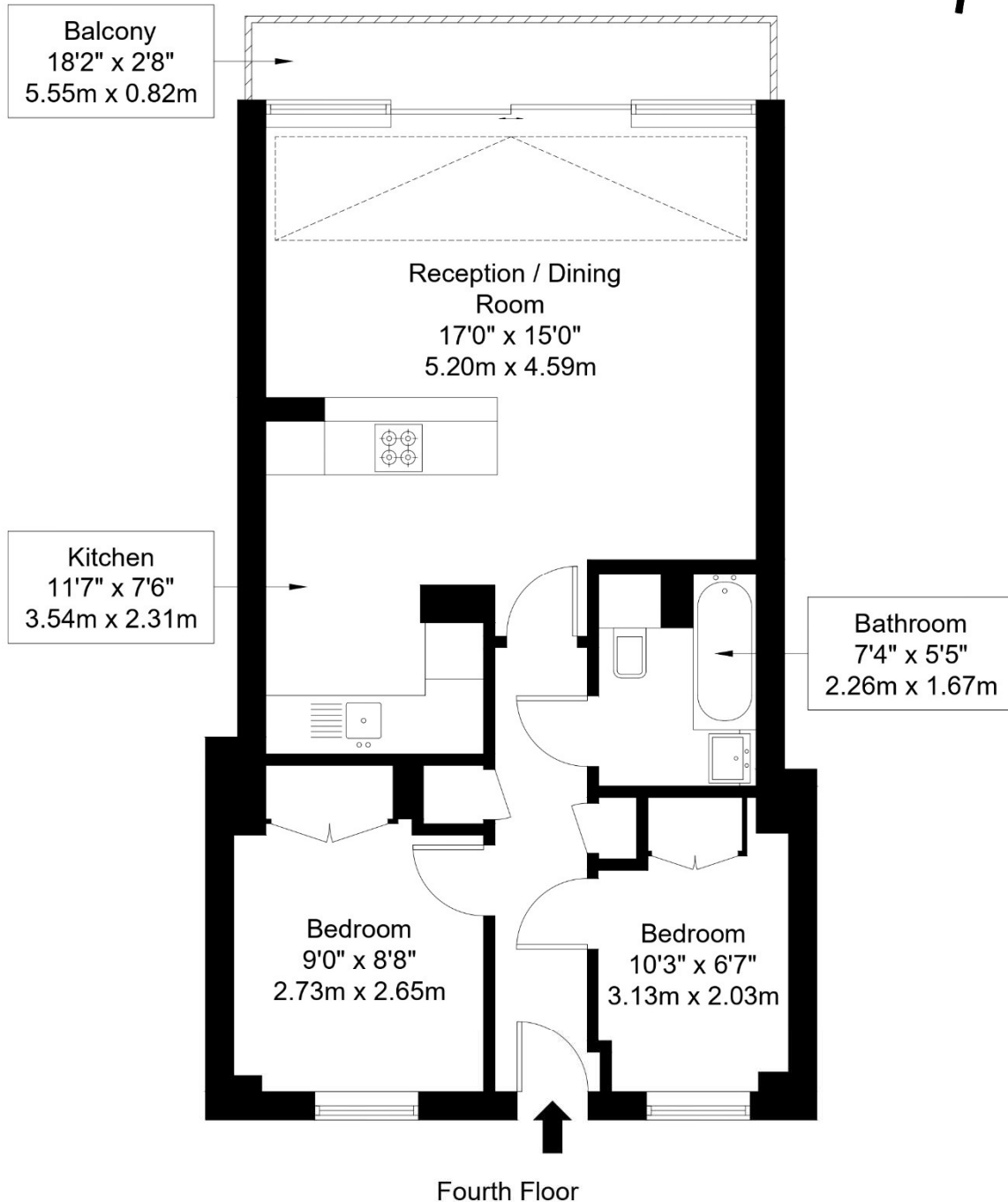
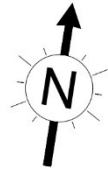


# Highgate Road, NW5 1AS

Approx Gross Internal Area = 56.1 sq m / 604 sq ft

Balcony = 4.51 sq m / 48 sq ft

Total = 60.61 sq m / 652 sq ft



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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