

**APPLEFORD, ISLIP STREET, NW5  
OFFERS IN EXCESS OF  
£500,000 LEASEHOLD**

**Offering for sale a well-proportioned three bedroom flat,  
set on the fifth floor of a purpose built building which  
has a lift, set in Kentish Town.**





Islip Street is located off Kentish Town Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, pubs and restaurants. Parliament Hill Fields with Hampstead Heath beyond is walk away or by bus, as is the Camden Town area in the opposite direction, giving access to Camden market and the Regents Canal.

The flat comprises a reception room, a separate kitchen, three bedrooms, a windowed shower room and a windowed separate w.c

**TENURE:** **125 Years Lease from 26<sup>th</sup> March 1990** – We have been advised by the owners they are starting off the leasehold extension process so are looking into extending the lease.

**GROUND RENT:** **£10p.a**

**SERVICE CHARGE:** £2,095.34 – Estimated for the year ending 31.03.2026 – Buildings insurance, management charge and other communal charges

**Parking:** To be advised

**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, G. Network.

**Construction Type:** We have been advised by the owner - Brick

**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 covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitably covered for avoiding the transmission of noise.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,010.57 for 2024/25)









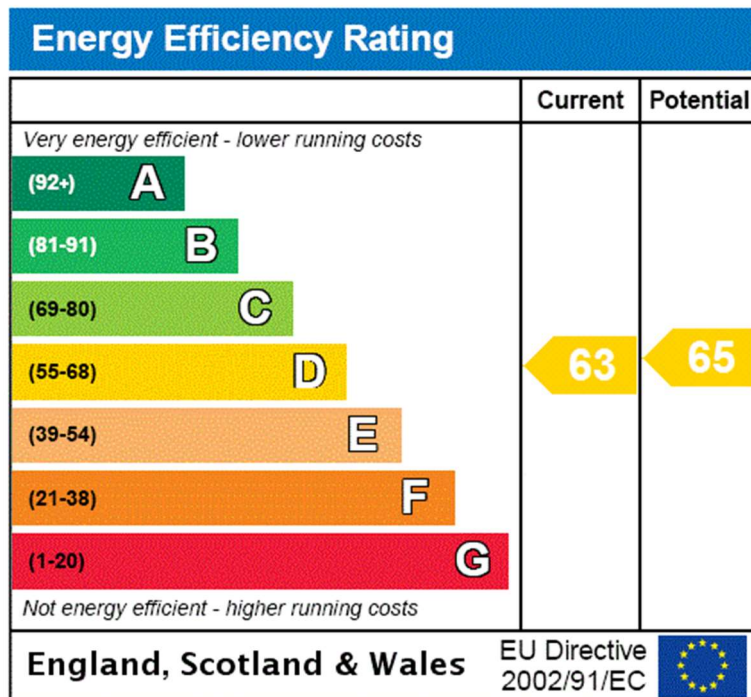






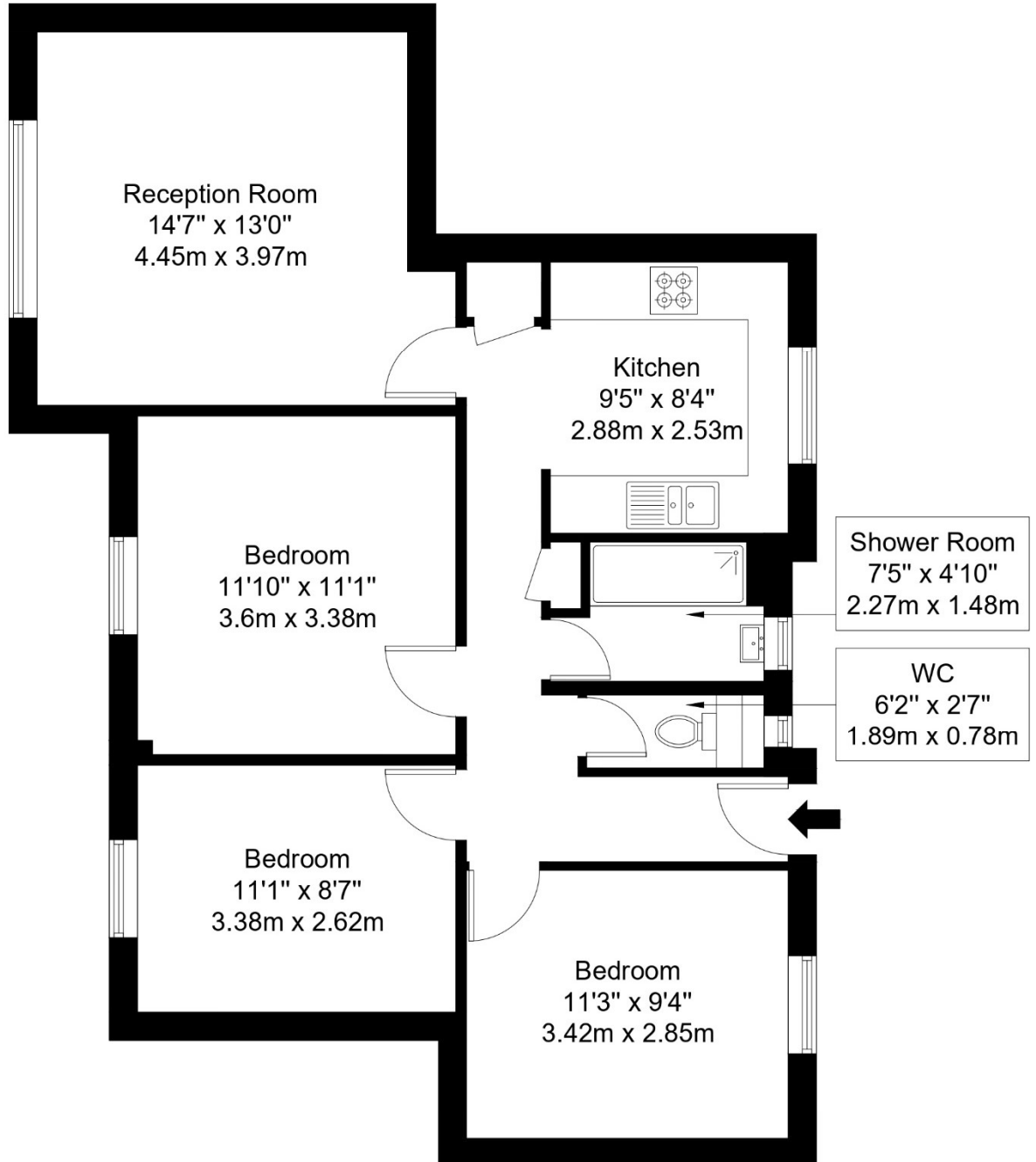
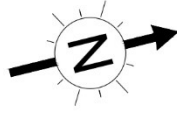
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.



# Islip Street, NW5 2UB

Approx Gross Internal Area = 70.3 sq m / 757 sq ft



Fifth 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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