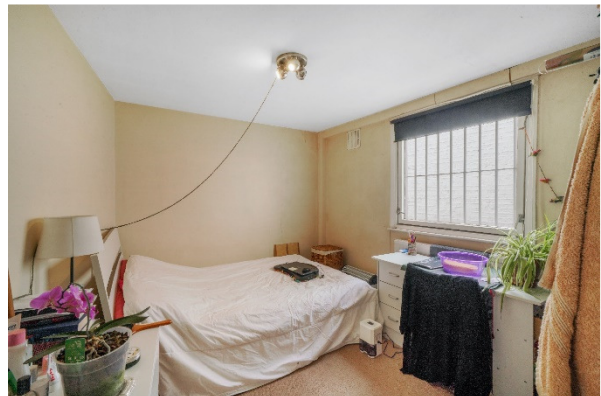


**WILLES ROAD NW5
OFFERS IN THE REGION OF
£625,000 LEASEHOLD**

We are delighted to offer for sale a superb ground floor two bedroom flat with exclusive access to a private patio garden.



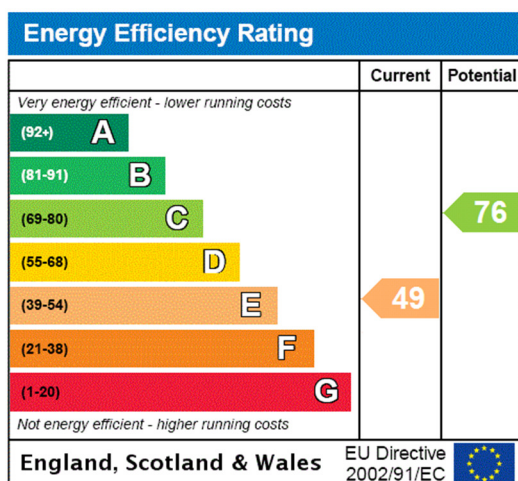
Willes Road is a quiet turning ideally located in NW5, nearest tube stations being Kentish Town, Chalk Farm and Camden Town (all Northern Line) & close to Kentish Town Thameslink, local bus services, shops and the French School in Holmes Road.

The property offers well-proportioned accommodation which includes an 11'10 x 11 reception room, 10'11 x 10'1 kitchen, bathroom, two bedrooms and a private 43'8ft patio garden. This garden offers the space for extension potential subject to the usual permissions and consents.

MATERIAL INFORMATION:

| | |
|-------------------------------------|--|
| Tenure: | 125 Year Lease from 9th October 2000. |
| Ground Rent: | £10.00 per annum |
| Service Charges: | Our client informs us that the current annual service charge is £900.68 paid in quarterly instalments of £225.17. This pays for a variety of items including building insurance. |
| Council Tax: | Camden Council BAND D (£2,010.57 for 2024/25). |
| Parking: | Street parking by permit. |
| Utilities: | Mains connected electricity, gas, water and sewerage. |
| Broadband and Data Coverage. | Ultrafast Broadband services are available (Openreach, G Network & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones. |
| Construction Type: | Brick and tile (according to our client). |
| Heating: | Gas Central Heating. |

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat (lease page 15). Not to keep any animal, bird, reptile or insect in the Flat without permission of the Freeholder (lease page 39). To keep the floors of the Flat, including passages thereof substantially covered with carpets except the kitchen and bathroom a suitable material for avoiding the transmission of noise (lease page 16).





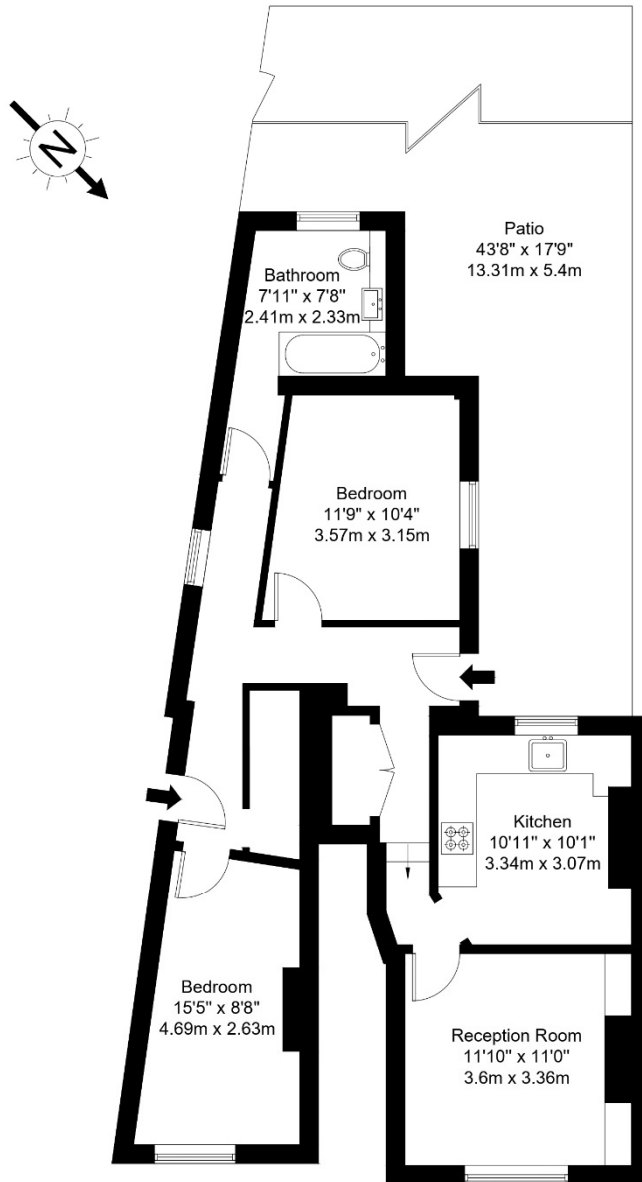


Willes Road, NW5 3DN

Approx Gross Internal Area = 69.4 sq m / 747 sq ft

Patio = 50.7 sq m / 546 sq ft

Total = 120.1 sq m / 1293 sq ft



Ground Floor

Ref :

Copyright

**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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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.

APPROVAL OF PARTICULARS

RE: 33A Willes Road, London NW5

I/We hereby approve these sales particulars relating to my/our property, and to the best of my/our knowledge they contain no errors or misrepresentations.

I/We further agree that all items as stated on the sales particulars are included in the sale and are in working order.

I/We accept that any alterations carried out to the property further to what is contained in these sales particulars requires notice in writing from me/us.

.....
Signed by the Vendor (s)

DATE: