

**KILN PLACE NW5
£475,000 LEASEHOLD**

Offering for sale a well-presented two bedroom flat, set on the top two floors of a purpose built building.





Kiln Place is located between Lambale Street and Grafton Road, nearest tube stations being Kentish Town and Tufnell Park (both Northern line) and close to Gospel Oak overground station, local bus services, shops, Parliament Hill Lido and Parliament Hill Fields with Hampstead Heath beyond.

The property offers well-proportioned living accommodation and comprises a reception room and a kitchen both on the lower floor, with stairs up to two bedrooms and a bathroom on the top floor above.

TENURE:	125 Years Lease from 8th January 1990 – We have been advised by the owners that they will explore extending the lease once they have appointed a solicitor for the sale of the flat
GROUND RENT:	£10p.a
SERVICE CHARGE:	£2400.72 – Estimated for period ending 31.03.2025 – For heating, hot water, gas supply, buildings insurance and other communal charges
Parking:	We are advised by the owners - residents permit is required from Camden
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available (Openreach, Community Fibre & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.
Construction Type:	We have advised by the owner brick and concrete
Heating:	Communal boiler

Lease Covenants and Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal, bird, reptile or insect 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 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 (£1,787.17 for 2024/25).













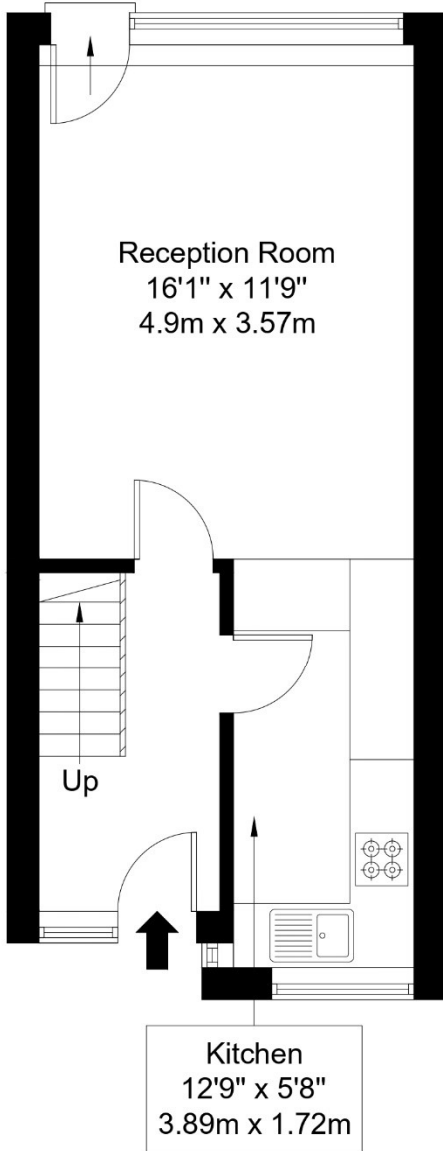
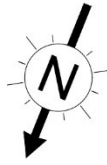
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

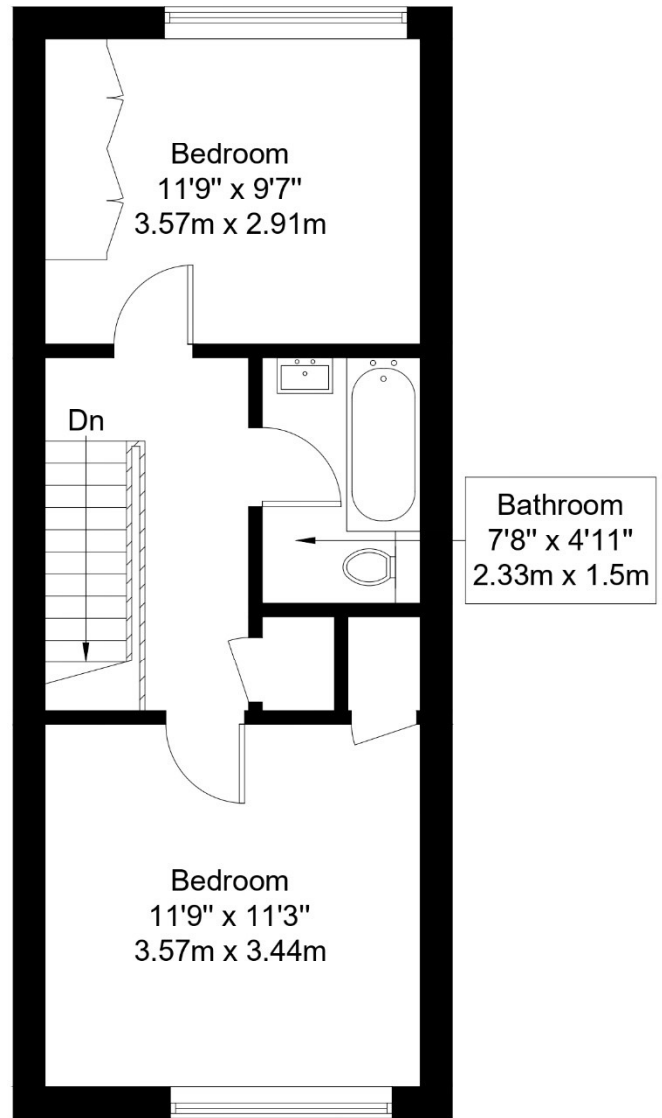
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Kiln Place, NW5 4AL

Approx Gross Internal Area = 66 sq m / 710 sq ft



Second Floor



Third Floor

Ref :

Copyright

**BLEU
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.

Copyright @ BLEUPLAN