

**HEADCORN, MALDEN ROAD, NW5
OFFERS IN EXCESS OF
£325,000 LEASEHOLD**

A super chain-free one bedroom flat set on the second floor of a purpose built building, with direct access from the reception room to a private balcony.





Headcorn is located along Malden Road set above commercial premises, nearest tube station being Chalk Farm (Northern line) and close to Kentish Town West overground station, local bus services, shops, and cafes. The Camden Town area is a walk away for attractions including Camden Market alongside The Regents Canal, as is Kentish Town Road and the Belsize Park area.

The flat offers well proportioned living accommodation and comprises a reception room with direct access to a private balcony, a separate kitchen, a bedroom with built in wardrobes and a windowed bathroom.

A word from the owner.....“ It’s all about location, location, location! being 15 mins from Hampstead Heath and Primrose Hill is amazing (hello, weekend strolls) and it’s handy having two stations (Chalk Farm and Kentish Town West) both 5 mins away. Built-in storage is a game-changer – all the space, none of the clutter. The bright kitchen is perfect for cooking or enjoying coffee at the breakfast bar and, when it’s warmer, I love growing vegetables on the communal terrace.”

TENURE:	125 Years Lease from 3rd March 2003
GROUND RENT:	£10p.a
SERVICE CHARGE:	£2,315.43 – Period ending 31.03.24 – For buildings insurance, heating, hot water, gas supply and other communal charges.
Parking:	To be confirmed
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Virgin Media, Community Fibre, G Network.
Construction Type:	We have been advised by the owner brick
Heating:	Gas central

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 substantially covered with carpet 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: B (£1,563.77 for 2024/25).





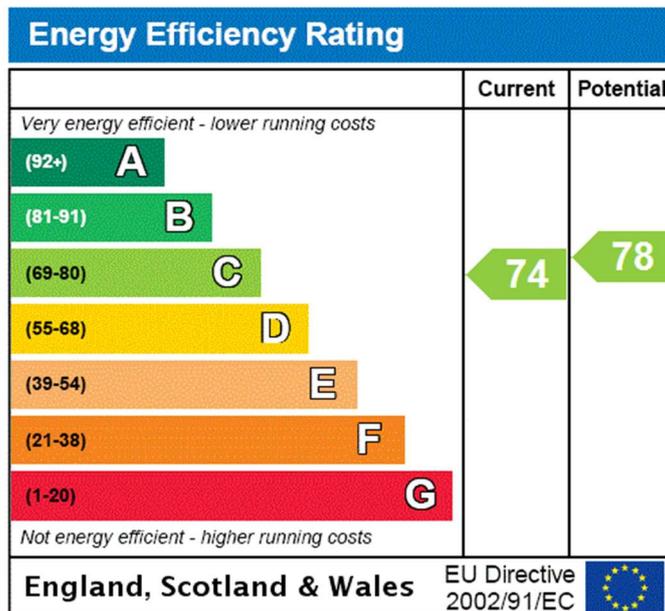






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



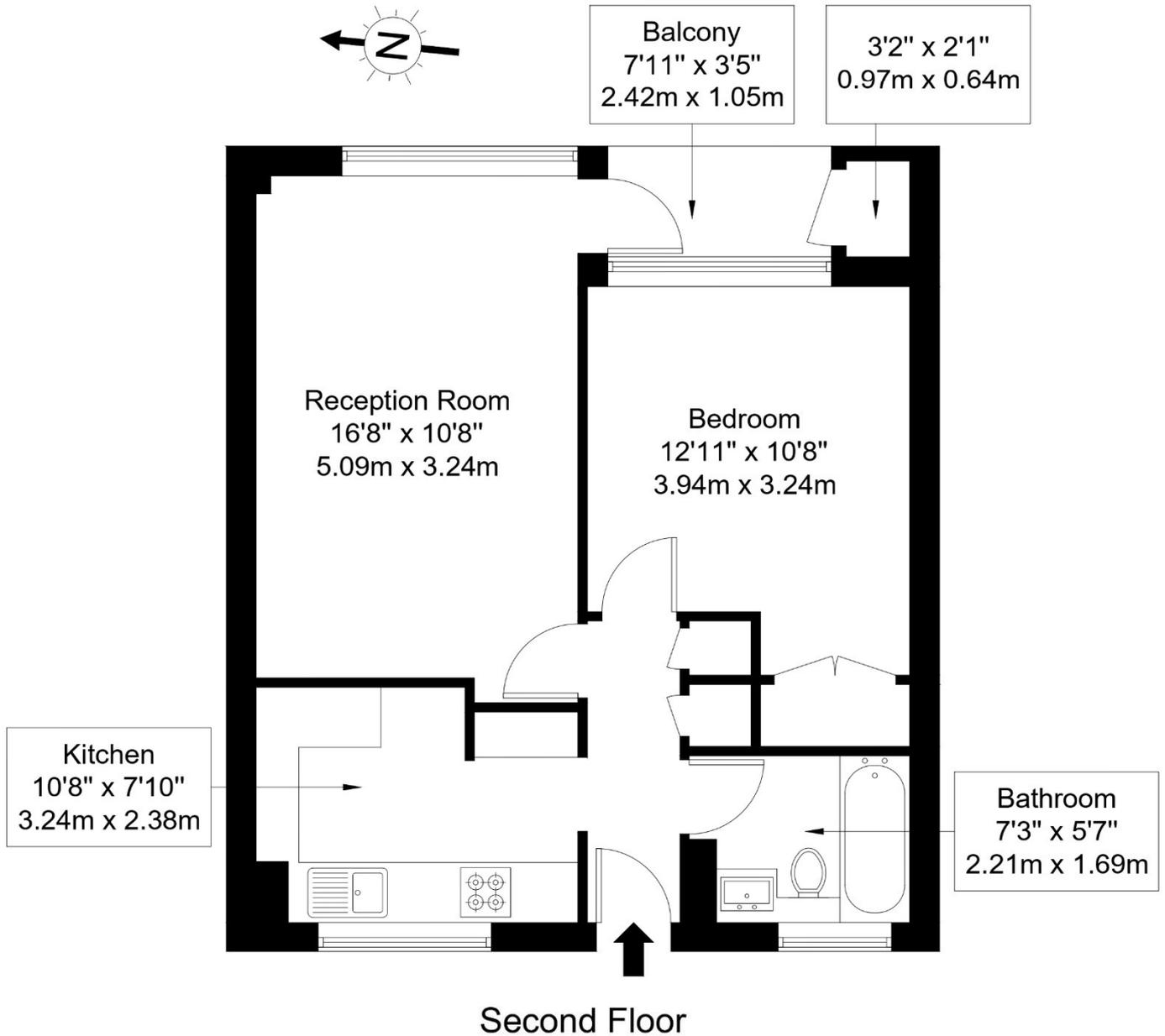
Malden Road, NW5 3HZ

Approx Gross Internal Area = 46 sq m / 495 sq ft

Balcony = 2.6 sq m / 28 sq ft

External Cupboard = 0.6 sq m / 6 sq ft

Total = 49.2 sq m / 529 sq ft



Ref :

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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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