

HIGHSTONE MANSIONS, CAMDEN ROAD, NW1 OFFERS IN EXCESS OF £375,000 SHARE OF FREEHOLD

**A one bedroom flat set on the top floor of a building
which has a lift, well placed for all that the
Camden Town area has to offer.**





Highstone Mansions is set along Camden Road, nearest tube station Camden Town (Northern Line), and close to Camden Road Overground station, local bus services, shops, bars and restaurants. The property is well placed for all that Camden Town have to offer including Camden Market alongside The Regents Canal.

The flat, which is set above commercial premises, has all its windows to the rear of the building and is set on the sixth (top) floor. The flat comprises a reception room (used as a bedroom) with an open plan kitchen, a windowed bathroom and a bedroom.

TENURE: 144 Years Lease from 25th March 1975

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner £2,625.36 (in 2025) – For buildings insurance, common heating/hot water unit, management fee and other communal charges. Also pay reserve funds (in 2025) £2,244.32 for fire door upgrade and roof repairs and £60pa Ground Rent– All Unverified

Parking: To be confirmed

Utilities: To be confirmed

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media, G Network.

Construction Type: We have been advised by the owner brick with flat roof

Heating: We have been advised by the owner gas central heating

Notable Lease Covenants and Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat on a furnished basis without first obtaining the written consent of the Freeholder (such consent not to be unreasonably withheld). Not without the consent of the Freeholder to keep any dog, animal or bird in the Flat. To cover and keep all floors of the demised premises except those covered with rubber or rubberlike tiling or parquet flooring with good sound-deadening carpet or other cover or underfelt.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,872.32 for 2025/2)







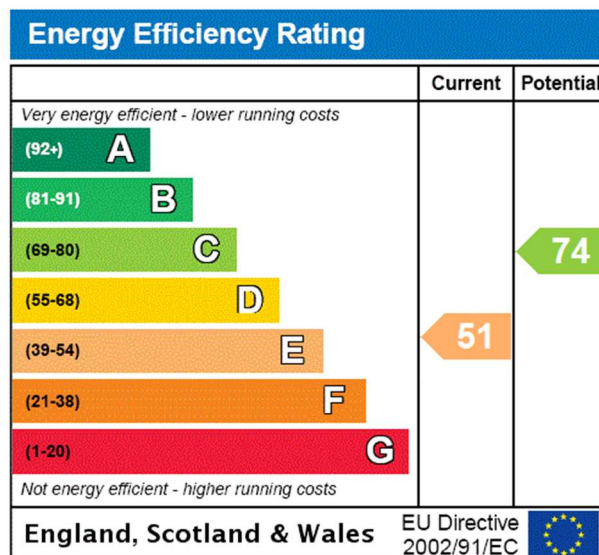






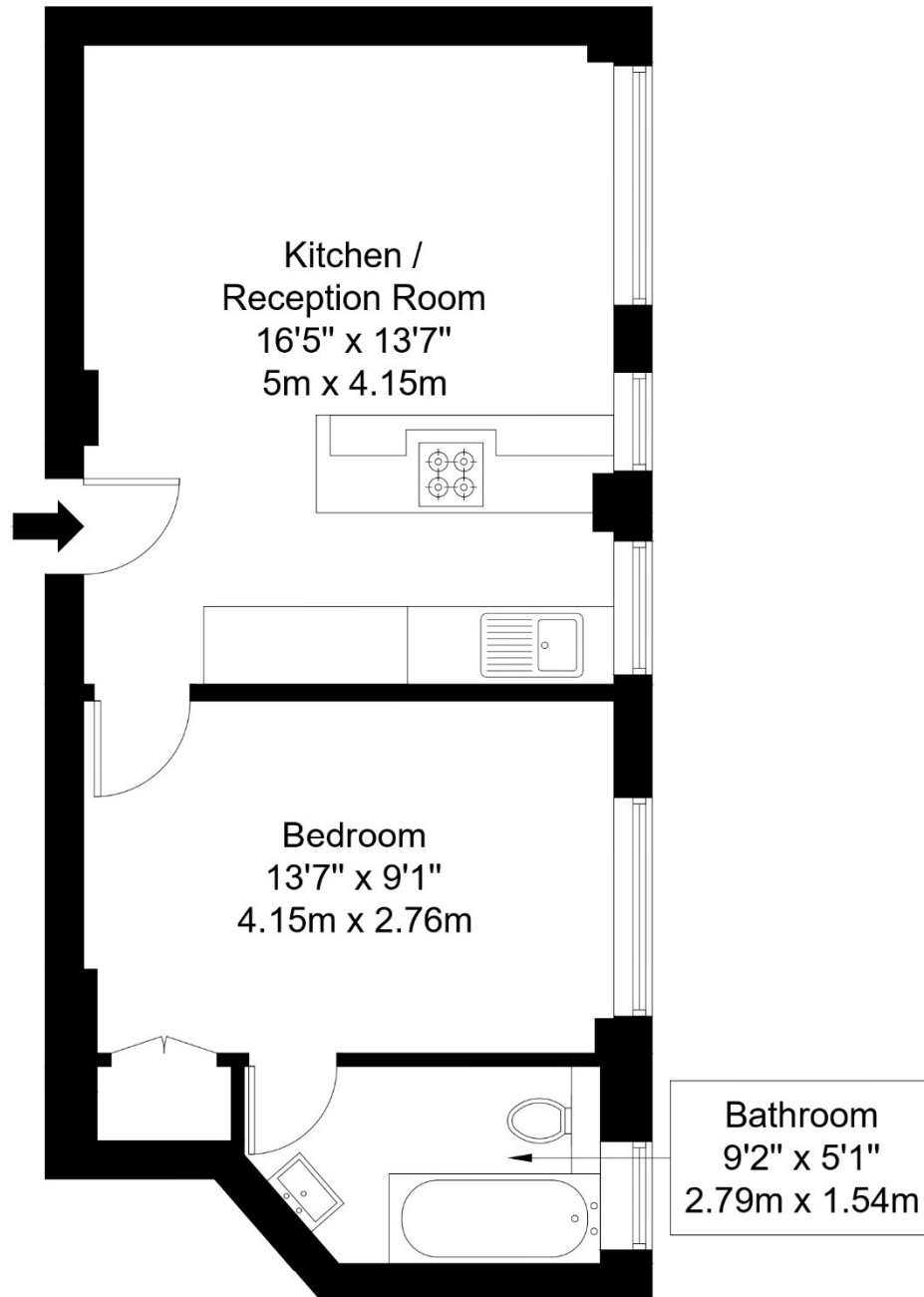
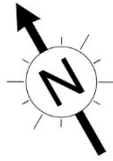
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Camden Road, NW1 9DY

Approx Gross Internal Area = 37.9 sq m / 408 sq ft



Sixth 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.

Copyright @ BleuPlan