

**BARTHOLOMEW VILLAS NW5
£400,000 SHARE OF FREEHOLD**

**Offering for sale a delightful one bedroom top floor
chain-free flat, set within an attractive period
building.**





The property is set on Bartholomew Villas, which is located off Bartholomew Road and Patshull Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops and cafes. The Camden Town area is a bus ride away from Kentish Town Road, for its amenities including Camden market alongside The Regents Canal in one direction, and Parliament Hill Fields with Hamptead Heath beyond in the other.

The flat, which is chain-free comprises a reception room with access to a kitchen, a windowed shower room and a bedroom

TENURE: 999 Years Lease from 30th June 2008

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by our client - £95p.cm is paid for household insurance and other communal charges - Unverified

Parking: To be confirmed

Utilities: The property is serviced by mains water, electricity, gas and sewage

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

Construction Type: We have been advised by our client brick and slate

Heating: Gas central heating

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and sound-deadening material.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,787.17 for 2024/25).













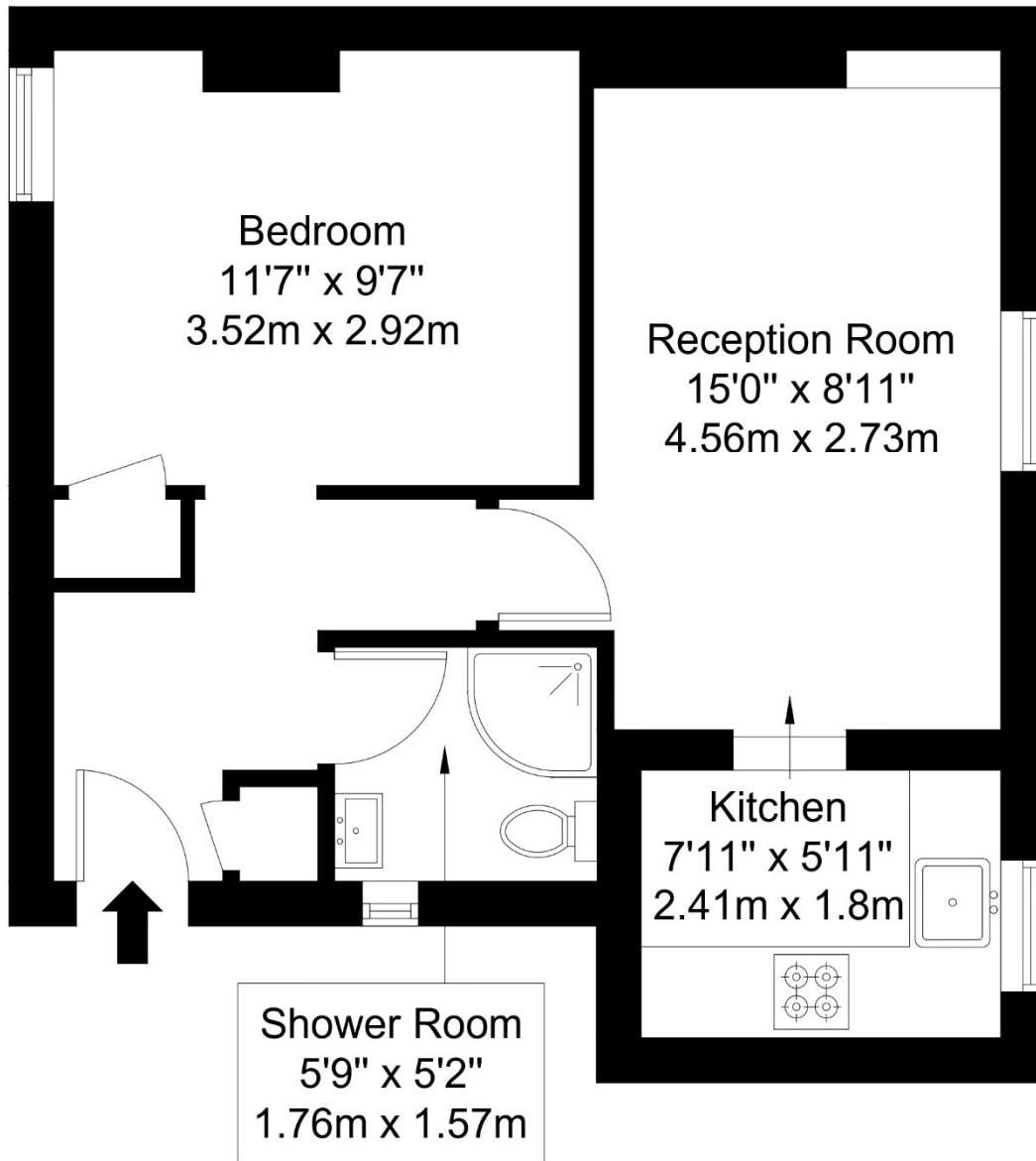
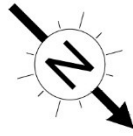
Whilst it has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bartholomew Villas, NW5 2LL

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



Second Floor

Ref :

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**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.

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