

**LADY MARGARET ROAD NW5  
£1,200,000 SHARE OF FREEHOLD**

**A spacious three bedroom flat, arranged over the three levels being the first, second and third (top) floors of a period building, with direct access to a roof terrace.**







Lady Margaret Road is located off Leighton Road, nearest tube stations being Kentish Town and Tufnell Park (both Northern line) and close Kentish Town Thameslink, local bus services, shops, cafes and pubs. The Camden Town area is a bus ride away from Kentish Town Road, for its amenities and attractions including Camden market alongside The Regents Canal in one direction, and Parliament Hill Fields with Hampstead Heath beyond in the other.

The property offers well proportioned living accommodation and has its entrance on the ground floor off the communal hallway. The property comprises a reception room which connects through to a kitchen/breakfast room, a roof terrace (an exclusive right to use) and a study (off the reception room) all on the first floor, two bedrooms (one used as a study) and a windowed bathroom on the second floor with stairs up to a further bedroom with an en-suite Velux windowed bathroom on the top floor above.

**TENURE:** 999 Years Lease from 19<sup>th</sup> August 1974

**SHARE OF FREEHOLD**

**SERVICE CHARGE:** We have been advised by our client they pay 56 % towards a communal bill - Unverified

**Parking:** We have been advised by our client – On the road with residential permit.

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

**Broadband and Data Coverage:** Ultrafast broadband service available via Openreach, Virgin Media and Hyperoptic with a very high level of 5G mobile data reception according to Ofcom.

**Construction Type:** We have been advised by our client – brick with slate roof

**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 animal in the flat without the consent in writing of the lessees or occupiers.

Council Tax: London Borough of Camden - Council Tax Band: F (£2,904.16 for 2024/25)







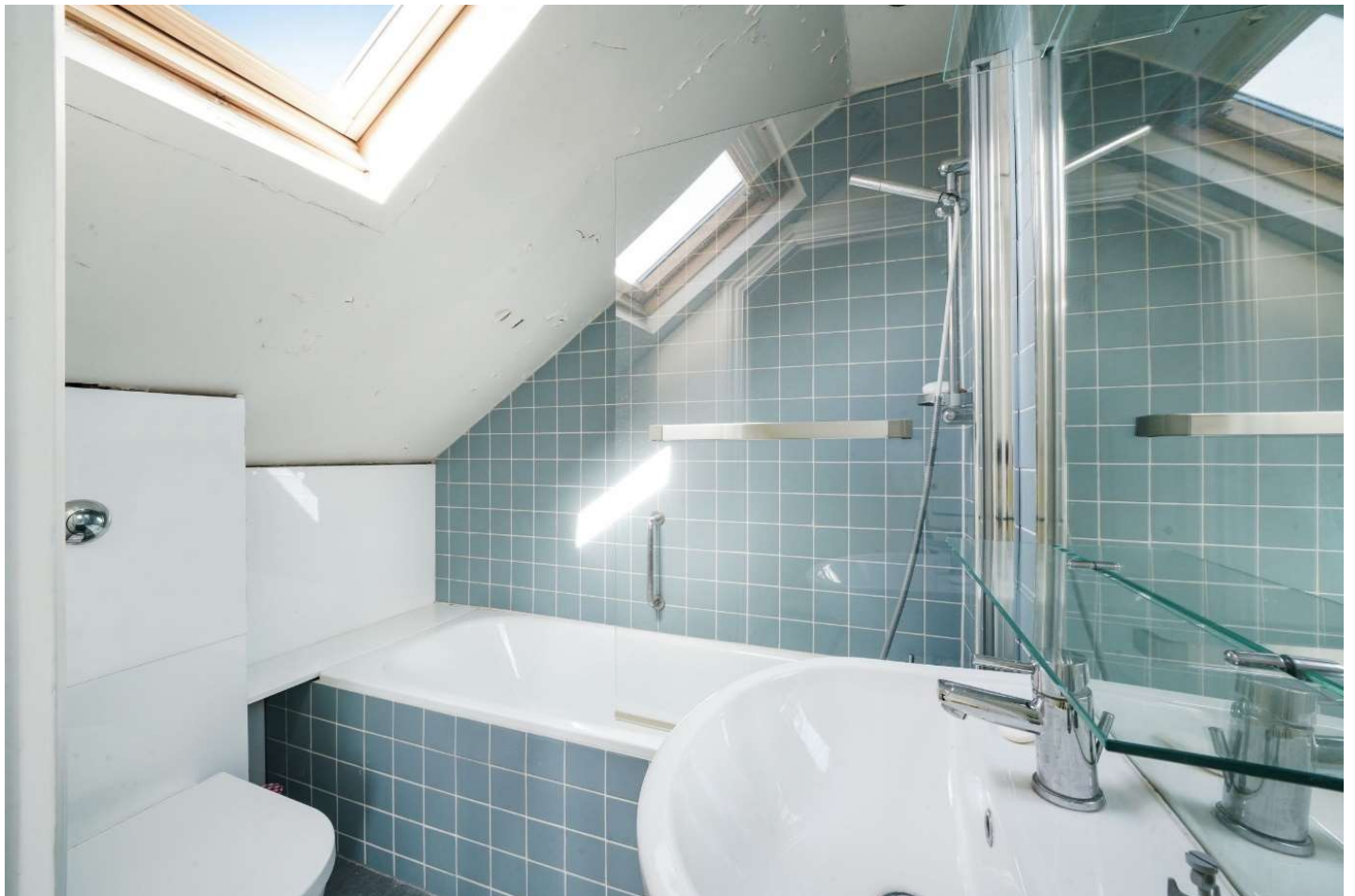
















Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



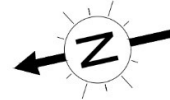
# Lady Margaret Road, NW5 2XL

Approx Gross Internal Area = 139.15 sq m / 1498 sq ft

RHH / Eaves Storage = 7.59 sq m / 82 sq ft

Terrace = 8.45 sq m / 91 sq ft

Total = 155.19 sq m / 1671 sq ft



 = Reduced Headroom Below 1.5m / 5'0



Ref :

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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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