

**CAMDEN STREET, NW1
OFFERS IN EXCESS OF
£575,000 SHARE OF FREEHOLD**

Offering for sale a two bedroom flat with direct access to a private rear garden, set within a Grade II Listed semi-detached building in Camden Town.





Fantastic opportunity to purchase a 2 double bedroomed property with a large private garden and a separate study in the heart of Camden Town and within easy reach of Kentish Town. This lovely garden flat is within a fine Grade II listed semi-detached Victorian building with an architecturally significant decorative wooden façade.

The beautiful Victorian building retains many period features throughout and has been converted into four exclusive flats. A well-presented shared hallway leads to the property's front door. The property is split between the ground floor at the rear, and the front bedrooms on the lower ground floor which both contain original replica double-glazed sash wooden windows. The bedrooms lead off the internal hallway which flows into the reception area and the spacious kitchen-dining area. There is a recently refurbished bathroom and separate utility room off its rear to house a washer-drier, keeping noise to a minimum. The property boasts another surprise, as a study room/infant's bedroom looks onto the garden.

A particular feature of the property is indeed its large, private 38'6 rear garden with mature borders, roses and trees, which receives wonderful light throughout the day. It has a side return patio area paved in York stone, ideal for alfresco dining and drinks. For the green-fingered, the potential to landscape and stamp your own character on this garden space is phenomenal.

The property will also benefit the purchaser with a brand new 999 year lease and fifty per cent of the freehold, and is sold chain-free. In addition, there is a generous sink fund which has not yet been earmarked for any particular works. Thus, any purchaser will have a significant say in any building improvements.

The property is situated by the canal area which leads directly from Camden's thriving residential district to King's Cross in the south-east - a mere ten minutes' walk away. Enjoy the fashionable Granary Square area with its many shops, restaurants and bars in Coal Drops Yard, or stroll the canal in the other direction and in ten minutes reach Regent's Park and Primrose Hill. Both Hampstead Heath and the West End are also within easy reach of the property.

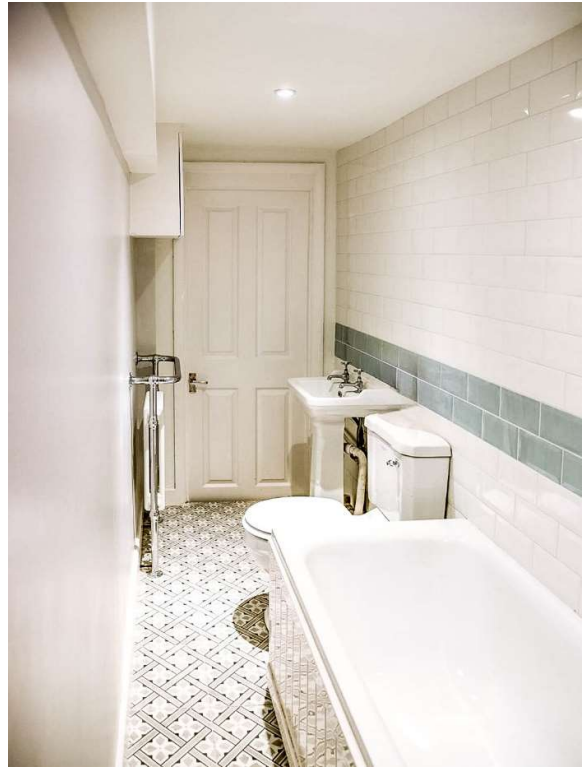
This flat has excellent transport links, with Camden Town's Underground station and Camden Road overground station equidistant (5 mins' walk). King's Cross and St Pancras International stations are both a 10 min cycle or 20 min walk, providing easy access to Thames Rail Link with its easy access to Farringdon, Blackfriars and London Bridge, as well as to the wider UK rail network and the Eurostar to Paris and Brussels.

TENURE:	99 Year Lease from 1st September 2006 – The seller owns half the Freehold of the building, which will be sold with the aptment. The purchaser will benefit from a new 999 year lease which has already been prepared by the seller’s solicitor and will be signed imminently.
SERVICE CHARGE:	£417.34 for period 01.01.24 to 31.03.24.
PARKING:	We have been advised by the owner parking permit with Camden.
UTILITIES:	The property is serviced by mains water, electricity, gas and sewage.
BROADBAND AND DATA COVERAGE:	Ultrafast Broadband services are available via Openreach, Virgin Media.
CONSTRUCTION TYPE:	To be confirmed.
HEATING:	Gas 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 bird or animal in the Flat.
COUNCIL TAX:	London Borough of Camden - Council Tax Band: C (£1,787.17 for 2024/25).







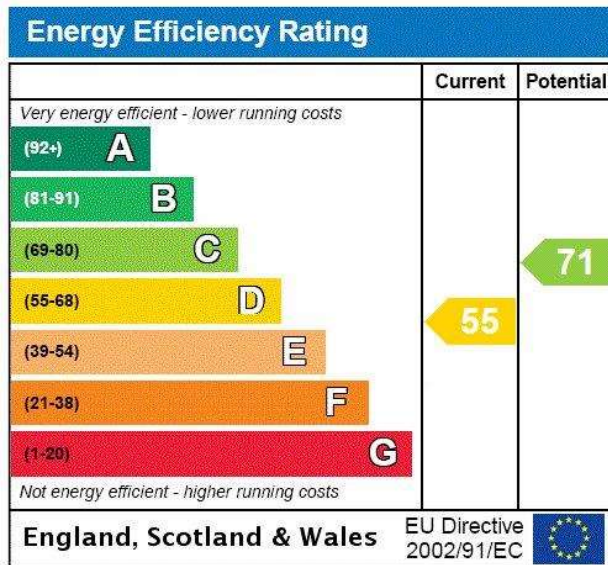






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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 and some of the photos supplied by our client pre-date 2024.

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.



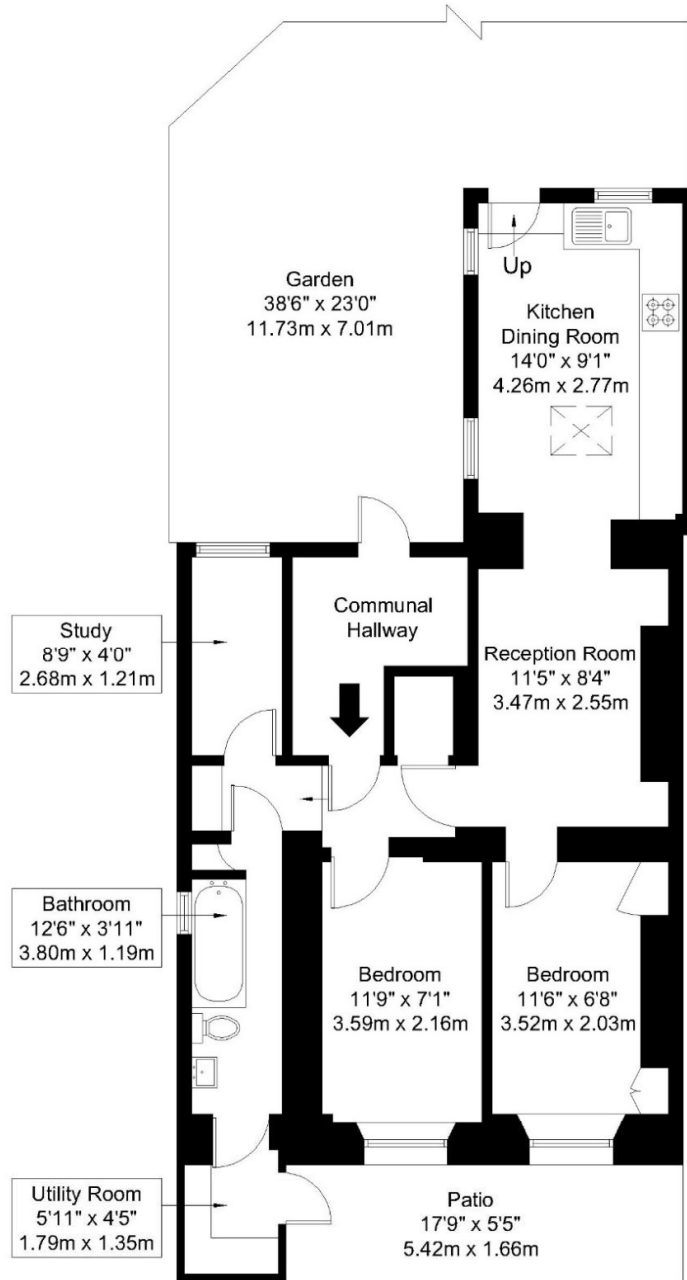
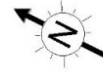
Camden Street, NW1 9PT

Approx Gross Internal Area = 58.39 sq m / 629 sq ft

Garden = 68.74 sq m / 740 sq ft

Patio = 8.48 sq m / 91 sq ft

Total = 135.61 sq m / 1 460 sq ft



Lower Ground 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