

KILN PLACE NW5 £525,000 LEASEHOLD

Offering for sale a well-presented two bedroom flat, set on the first & second floors of a purpose built building, with direct access from the reception room to a decked roof terrace.





Kiln Place is located off Grafton Road and Lambie Street, nearest tube stations being Kentish Town, Tufnell Park and Chalk Farm (all Northern line) and close to Gospel Oak overground station, local bus services, shops, Parliament Hill Lido and Parliament Hill Fields with Hampstead Heath beyond.

The property offers well-proportioned living accommodation and comprises a reception room, an exclusive right to use the decked roof terrace, and a kitchen all on the first floor, with stairs up to two bedrooms, a bathroom and a separate w.c on the second floor above.

A word from the owner...."We have absolutely loved living in Gospel Oak, the flat, the area, the surroundings, the lovely neighbours we have, everything on a whole has suited us and our family extremely well.

The local schools for our daughters, the transport convenience and the amazing Parks of Hampstead Heath and Parliament Hill with the most amazing views as well as offering various activities including the outdoor Lido, practically at our door step have all certainly been an added bonus. Can't forget the proximity of local shops, bars, Restaurants greatly appreciated over the years and of course, the famous Camden Lock that never disappoints.

On top of all this, then most recently along came the Build of our very own exclusive use outdoor Terrace, complimenting our living space and lifestyle. Allowing for our home outdoor coffee mornings, afternoon tea, or just simply sitting and admiring :) Spring and Summer are our favourite, Sunshine all day long!

After all this, why are we moving? We have tripple questioned ourselves carefully but makes total sense, our family has all of a sudden grown. The added working from home opportunity also occurred. All in all, 22 years later, it seems that our much loved space has become a little small for our family, making it also our time to move on."

TENURE: 125 Years Lease from 12th February 2007

GROUND RENT: £10p.a

SERVICE CHARGE: £2,407.34pa – Estimated for the year ending 31.03.24 -
-heating, hot water, gas supply, buildings insurance and other communal charges

Parking: We have been advised by the owners a permit is required

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

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Community Fibre, Virgin Media.

Construction Type: To be confirmed

Heating: To be confirmed

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 of the Flat including passages thereof substantially covered with carpets except that in 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: C (£1,787.17 for 2024/25).







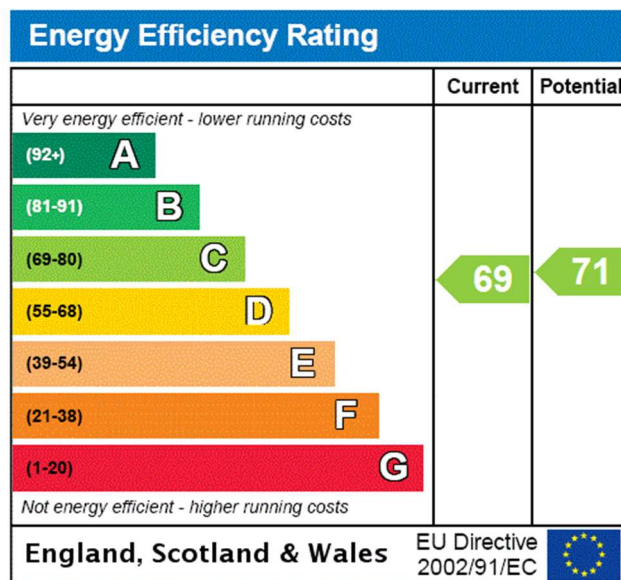






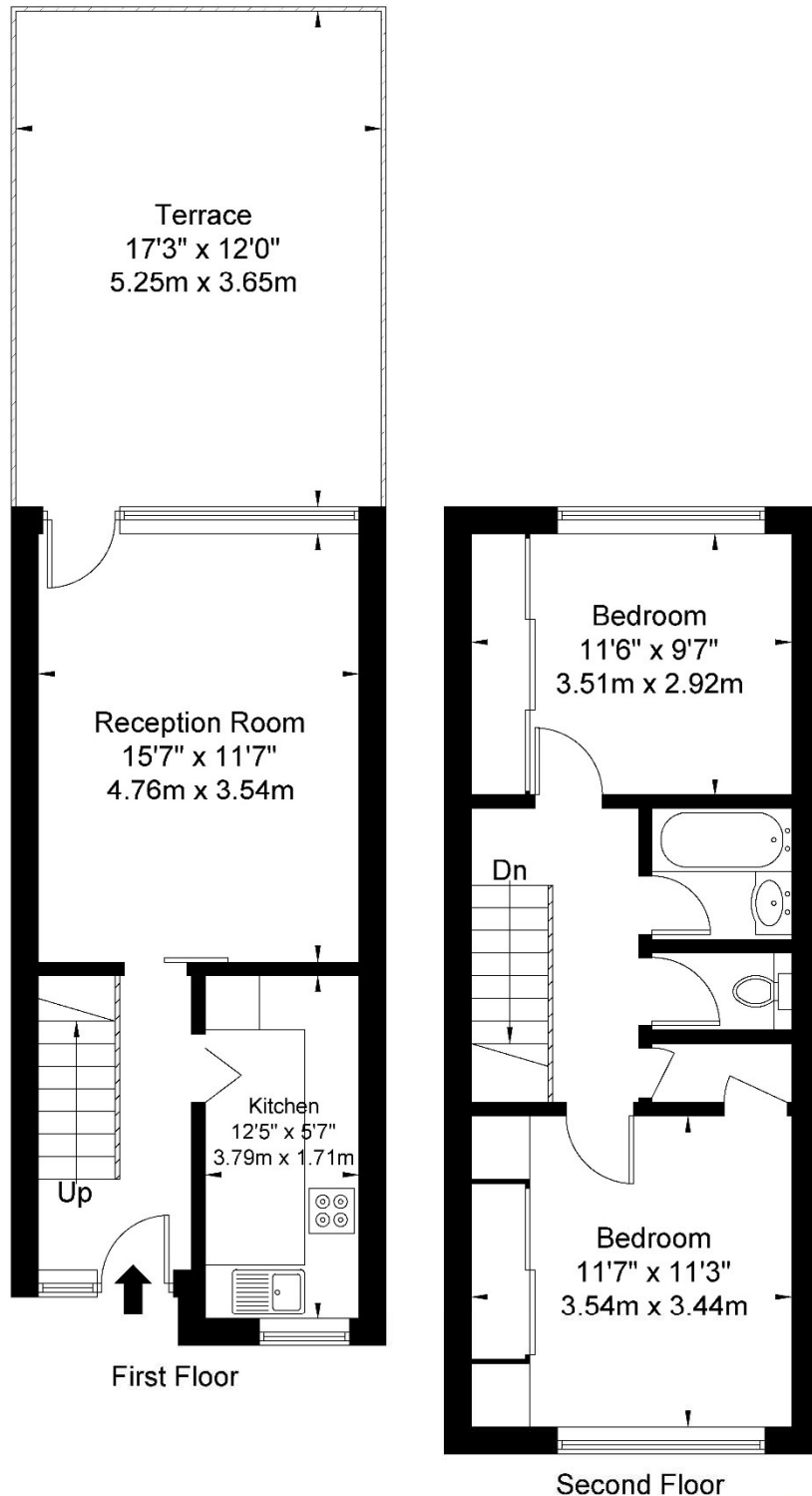
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

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.



Kiln Place, NW5 4AP

Approx. Gross Internal Area = 64.9 sq m / 698 sq ft



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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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