

**GRAFTON ROAD NW5
OFFERS IN EXCESS OF
£475,000 LEASEHOLD**

A delightful two bedroom flat, set on the third floor of a modern purpose-built building, walking distance to the Camden Town area for Camden Market in one direction and Hampstead Heath the other.





A super two-bedroom apartment, developed by fashion & celebrity photographer Rankin, in partnership with Trevor Horne Architects. The property is located along Grafton Road, walking distance to Parliament Hill Fields with Hampstead Heath beyond and close to the Camden Town area giving access to Camden market and the Regents Canal. The nearest tube stations are Kentish Town and Chalk Farm (both Northern line) with overground stations Kentish Town Thameslink, Kentish Town West and Gospel Oak all in walking distance.

The flat comprises a reception room with open plan kitchen, a windowed bathroom and two bedrooms (the master including an ensuite shower room).

TENURE:	125 Years Lease from 24th June 2009
GROUND RENT:	£125 for period 25.03.24 to 28.09.24.
SERVICE CHARGE:	£5511.02 for period 29.09.24 to 28.09.25 – We have been advised by the owner - Inclusive of heating and hot water, lift, buildings insurance, reserve fund and other communal charges - Subject to confirmation
Parking:	We have been advised by the owner – Street parking including day permits and pay and display - Subject to confirmation
Utilities:	We have been advised by the owner -Heating and water communally serviced and included in service charges. Mains electricity and sewage also communally managed - Subject to confirmation
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, G Network, Virgin Media.
Construction Type:	We have been advised by the owner – Mixed materials - Subject to confirmation
Heating:	We have been advised by the owner – communal and included in service charge - Subject to confirmation
Notable Lease Covenants & Restrictions:	Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile, dog or other animal in the Demised premises without the previous consent in writing of the Freeholder

Council Tax: London Borough of Camden - Council Tax Band: D (£2,010.57 for 2024/25).

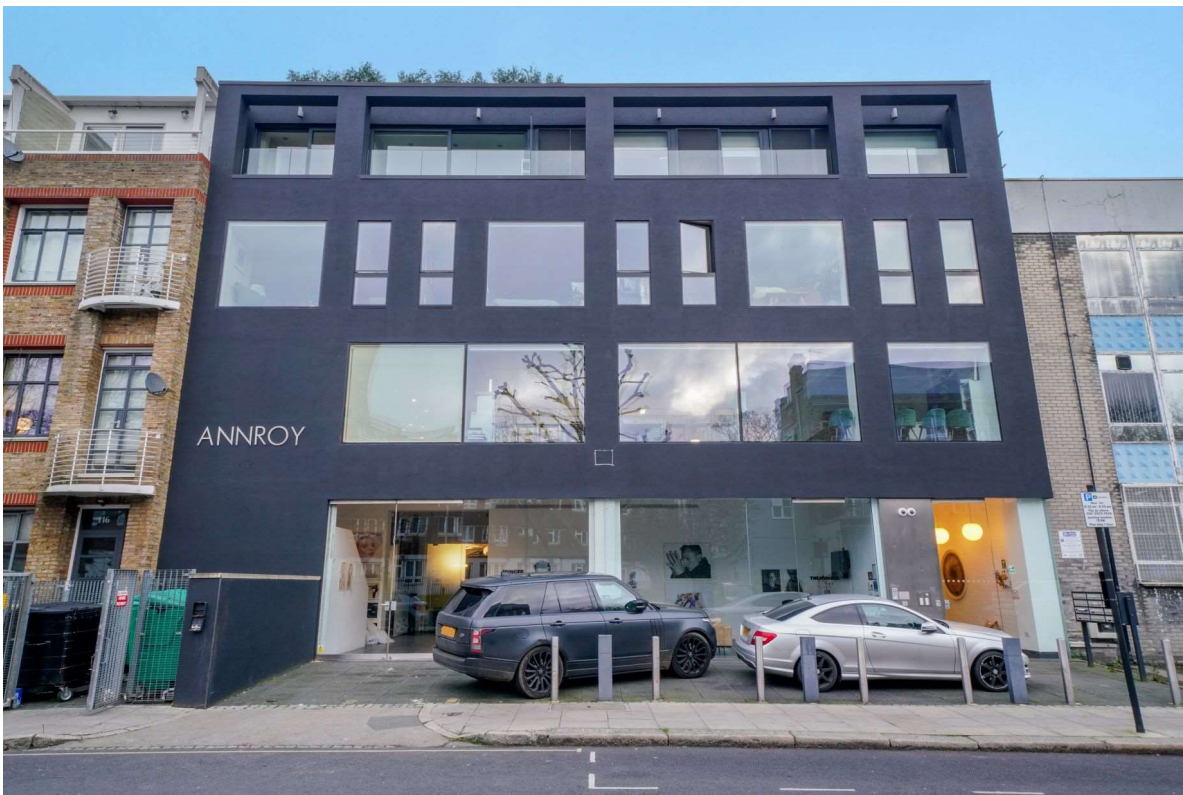












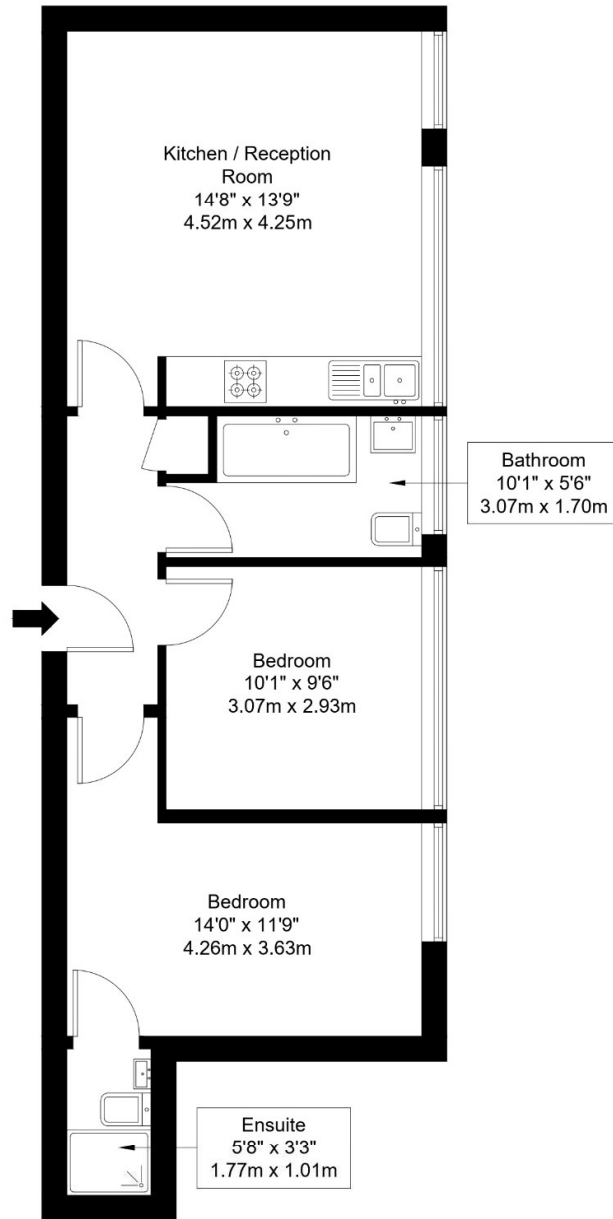
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(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	

Grafton Road, NW5 4BA

Approx Gross Internal Area = 53.44 sq m / 575 sq ft



Third Floor

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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