

**SILVER LODGE, HIGHGATE ROAD NW5
£540,000 SHARE OF FREEHOLD**

A two bedroom flat set on the first floor of a modern purpose built building which has a lift.





Silver Lodge is set on Highgate Road, nearest tube stations being Kentish Town and Tufnell Park (both Northern line) and close to Gospel Oak overground station, Kentish Town Thameslink, local bus services, shops, cafes, pubs and Parliament Hill Fields with Hampstead Heath beyond. The flat is a bus ride away from the Camden Town area (or one stop along the Northern Line from Kentish Town tube station) for its attractions including Camden Market alongside The Regents Canal.

The flat comprises a reception room with an open plan kitchen, a windowed bathroom and two bedrooms.

TENURE: 999 Years Lease from 29th September 2002

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised £3,770.52 for 2024 for various communal charges
- Unverified

Parking: To be confirmed

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

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

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, reptile or bird shall be kept on the Demised Premises without the written permission of the Company, which shall not be reasonably withheld. Not to reside or permit any person to reside in the Demised Premises unless the floors thereof (including passages but excluding kitchen and bathroom) are completely covered with wall-to-wall fitted carpet or other sound-deadening material.

Council Tax: London Borough of Camden - Council Tax Band: E (£2,457.37 for 2024/25)













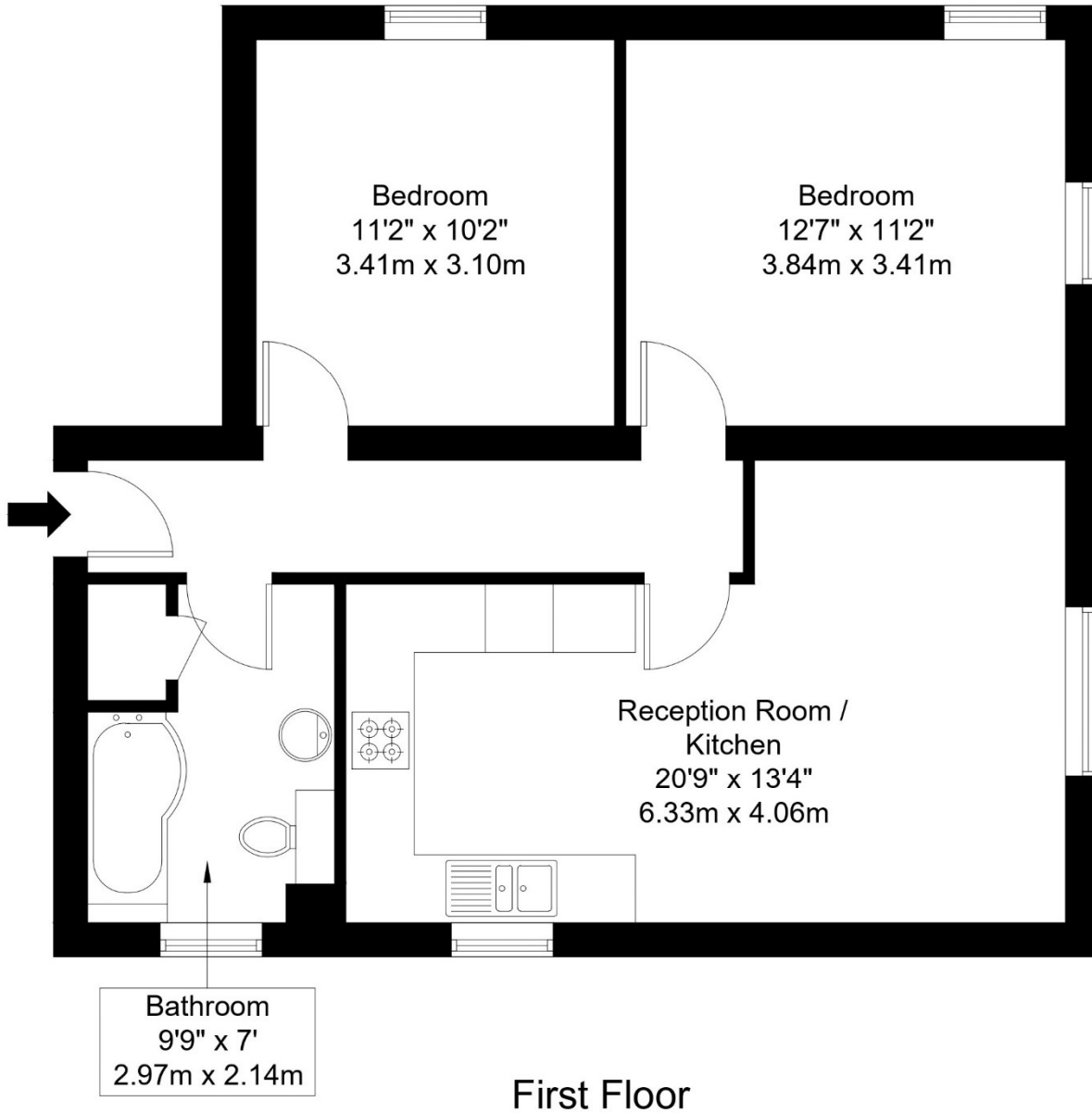
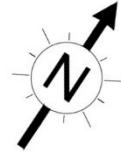
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Highgate Road, NW5 1TR

Approx Gross Internal Area = 61.6 sq m / 663 sq ft



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