

**BASSETT STREET NW5
OFFERS IN EXCESS OF
£550,000 LEASEHOLD**

A two bedroom chain-free split-level flat, set on the ground and part first floors of a three storey building, with direct access from the reception room to a private rear garden.





The property is located along Bassett Street, which is set off Queens Crescent, nearest tube station being Chalk Farm (Northern line) and close to Kentish Town West & Gospel Oak overground stations, local bus services, shops, cafes, & Parliament Hill Fields with Hampstead Heath beyond. Belsize Park & Camden Town are not that far away, with Camden Town for its amenities including Camden Lock and Camden market alongside The Regents Canal.

The flat, which is in need of updating and set on the ground and part first floors, comprises a reception room with access to a kitchen, and a bedroom all on the ground floor, with stairs up to a bathroom and a further bedroom on the floor above. The flat also has a private rear garden

- TENURE:** 999 Years Lease from 1st January 1970
- GROUND RENT:** We have been advised by the owner 0.05p - Unverified
- SERVICE CHARGE:** We have been advised by the owner they pay 50 % of any communal works and the bricks and mortar insurance - Unverified
- Parking:** To be confirmed
- 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:** We have been advised by the owner brick with tiled roof
- Heating:** Gas central heating
- Lease Covenants & Restrictions:** To keep the floors covered or other sound-deadening material. Not to keep any bird, dog or other animal in the Property.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

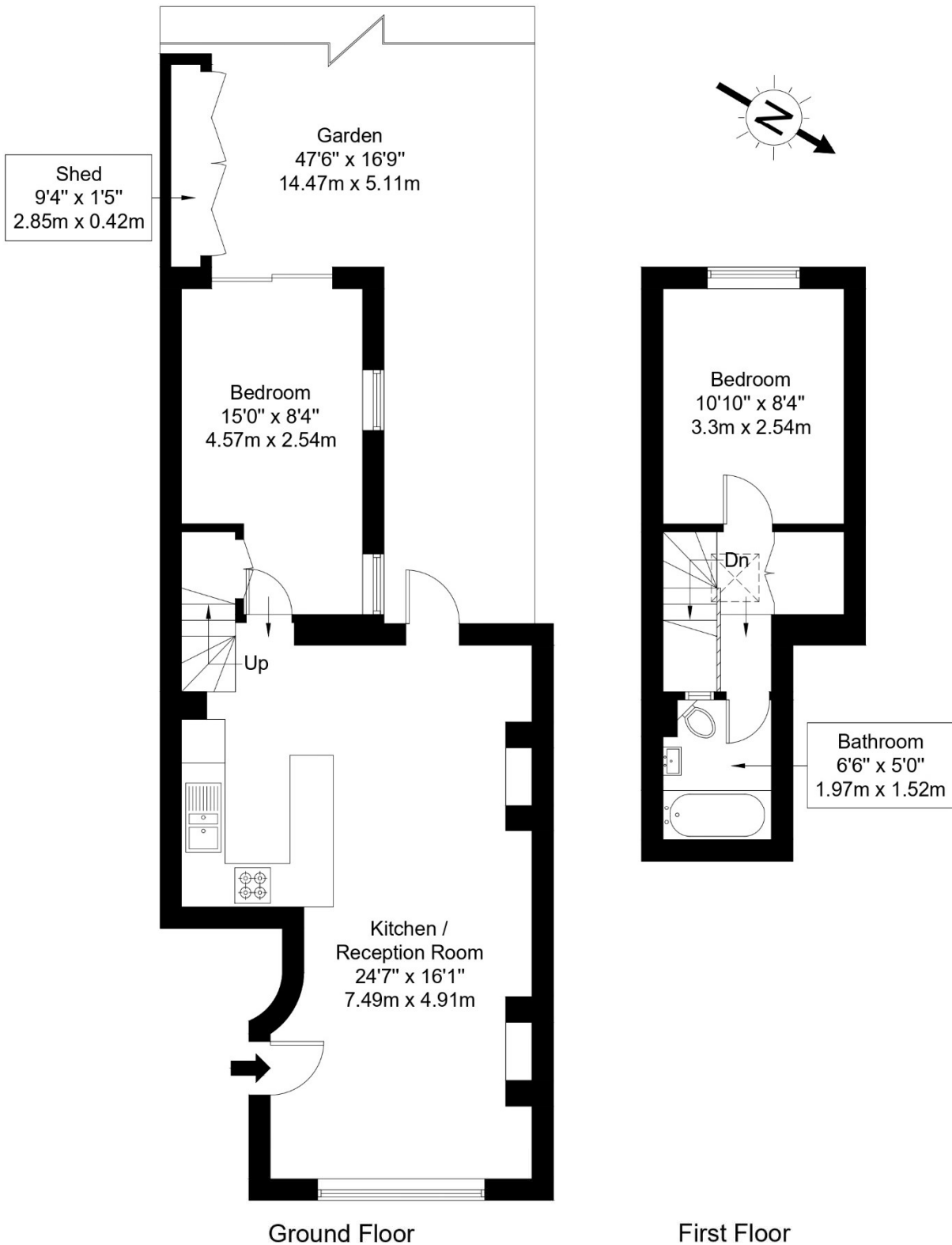
Bassett Street, NW5 4PG

Approx Gross Internal Area = 60.5 sq m / 651 sq ft

Patio = 58.9 sq m / 634 sq ft

Shed = 1.2 sq m / 13 sq ft

Total = 120.6 sq m / 1298 sq ft



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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