

**FARADAY HOUSE, YORK RISE, NW5
OFFERS IN EXCESS OF
£375,000 LEASEHOLD**

A well-presented one bedroom chain-free flat set on the ground floor of a purpose built building, with direct access from the reception room to small balcony.





Faraday House is set along York Rise, nearest tube station being Tufnell Park (Northern line) and close to Gospel Oak overground station, local bus services, shops, cafes and the lawns of Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Highgate Road, for its attractions including Camden market alongside The Regents Canal.

The flat comprises of a reception room with an open plan kitchen, access to a small balcony, a windowed shower room and a bedroom.

TENURE: 250 Years (from and including) Lease from 1st October 2023

GROUND RENT: A peppercorn

SERVICE CHARGE: £65.08 pcm - Last invoice 01.07.24

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, G Network, Virgin Media.

Construction Type: We have been advised by the owners brick

Heating: Gas central heating

Lease Covenants & Restrictions: Not to use the Flat for any purpose from which a nuisance can arise to the owners, lessees or occupiers of the other premises in the Building. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep any bird, fowl, dog, cat, reptile or other creature in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet or other suitable floor coverings to deaden sound.

Council Tax: London Borough of Camden – Council Tax Band : B (£1,563.77 2024/2025)





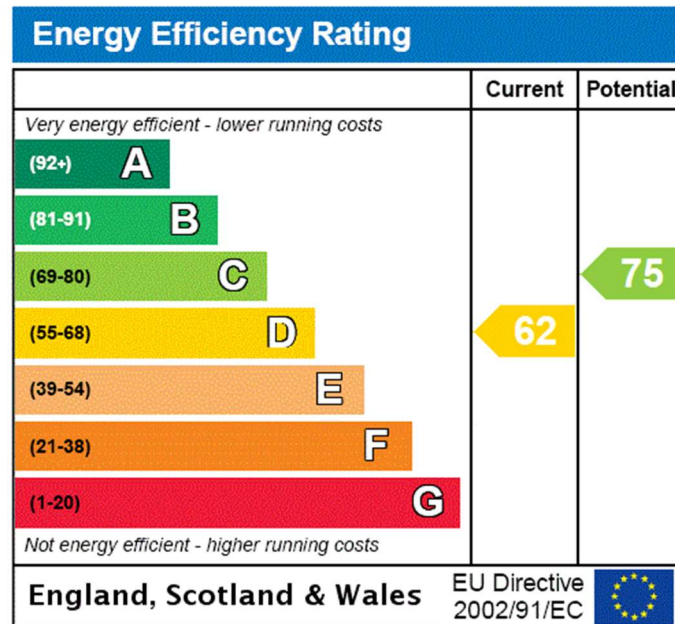






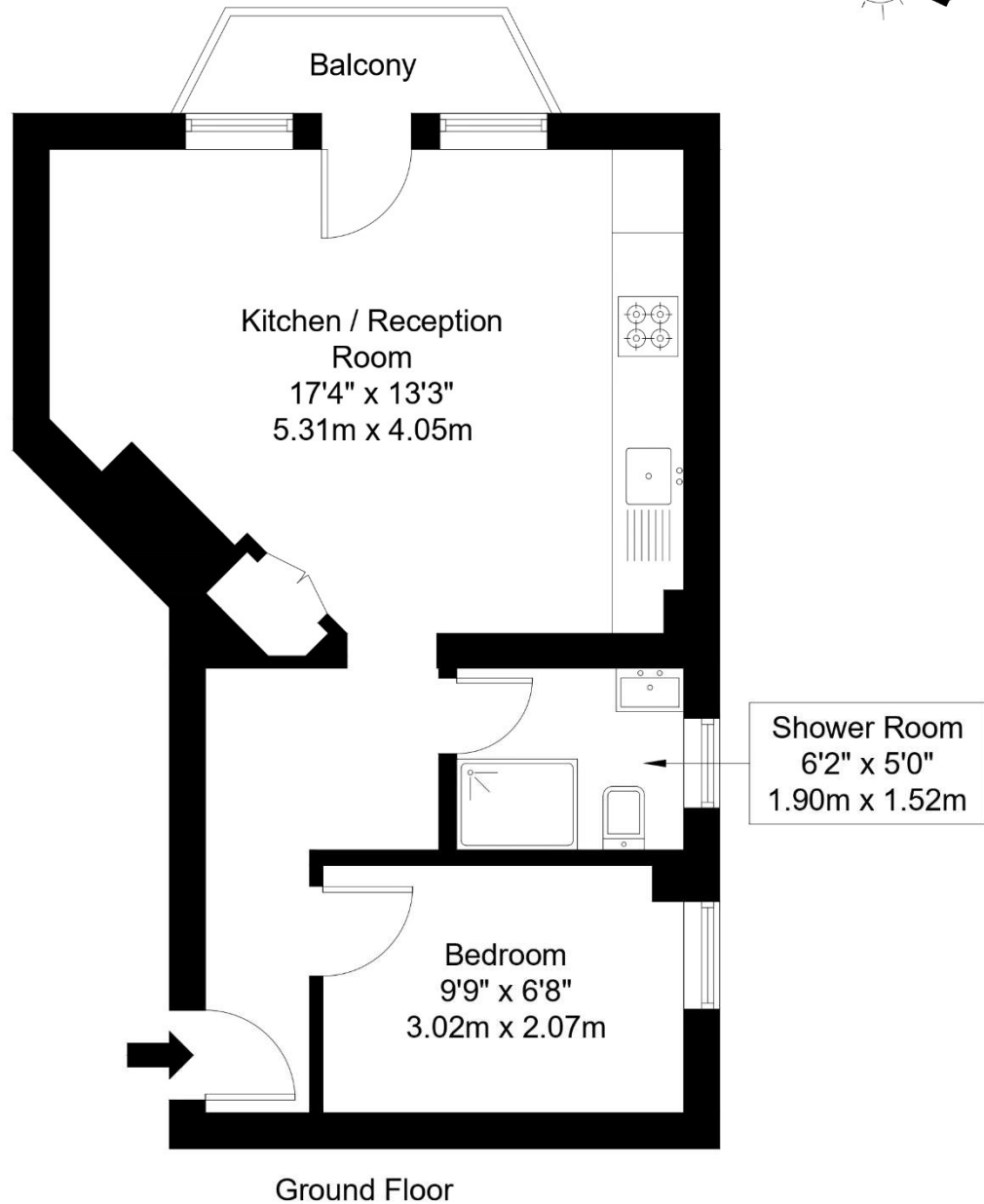
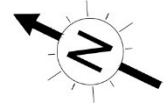
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



York Rise, NW5 1DU

Approx Gross Internal Area = 36.11 sq m / 389 sq ft



Ref :

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**B L E U
P L A N**

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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