

MATTHEW JAMES

Residential Sales • Lettings • Management



Fortess Road, Kentish Town, NW5 2HH

Asking Price £550,000

A stylish and nicely proportioned two bedroom second floor purpose built flat, benefitting from a naturally bright living room, a quality fitted kitchen, luxury bathroom suite, two bedrooms, private balconies to the front and rear, oak flooring throughout and large communal gardens. Located close to both Tufnell Park and Kentish Town's great selection of independent shops, cafes, bars, restaurants and transport links. The property further benefits from being a short walk away from Parliament Hill Fields to the west, with its array of amenities including tennis courts, running track, outdoor lido and weekend food market beyond which lie the wide open spaces of Hampstead Heath. Leasehold. Chain Free.

Second Floor

Accessed via a staircase.

Entrance Hallway

Features include oak flooring, entry-phone system, spot lights on a track and radiator.

Lounge



A lovely, light space with high twin French doors opening to a full width balcony. Other features include oak flooring, fitted shelving, pendant light fitting, radiator, TV, telephone and media points.

Kitchen



A stylish kitchen comprising of a range of fitted wall and base units in a matt cream finish with stainless steel fittings and wood worksurfaces incorporating a stainless steel sink, drainer and mixer tap. Appliances include an integrated stainless steel oven/grill, with a gas hob and overhead extractor canopy, spaces for a tall freestanding fridge/freezer and washing machine. Other features include a combination boiler and spotlights on a track. French doors lead out onto a private rear balcony, overlooking the secluded communal garden.

Bedroom One



A generous, light double bedroom with French doors onto the balcony to the front of the building, a built-in wardrobe/storage cupboard with additional overhead storage, oak flooring, pendant light fitting and radiator.

Bedroom Two



Currently used as a work/office space and located to the rear of the property overlooking the communal gardens, with oak flooring, a built-in wardrobe/storage cupboard with additional overhead storage, pendant light fitting and radiator.

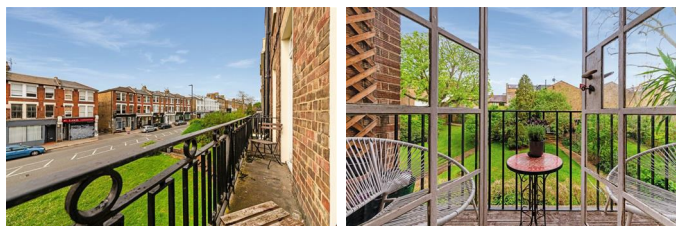
Bathroom/WC



A modern bathroom with a white suite and chrome

fittings, comprising of a panel enclosed bath with a wall mounted shower fitting, a wash basin set within a vanity unit, mirrored wall mounted medicine cabinet, chrome heated towel rail, low flush WC and frosted window to the rear. The room is finished in cream ceramic wall tiles and linoleum flooring.

Balconies



Full width scrolled iron railed balcony to the front with a private rear balcony too.

Communal Garden



Large communal gardens with allocated storage shed.

Front Elevation



Additional Information

Remaining Lease Length - 101 years remaining (125 years from 29 Sept 2000)

Last Service Charge - December 2023 to December 2024 is £1,498

Ground Rent - £100pa

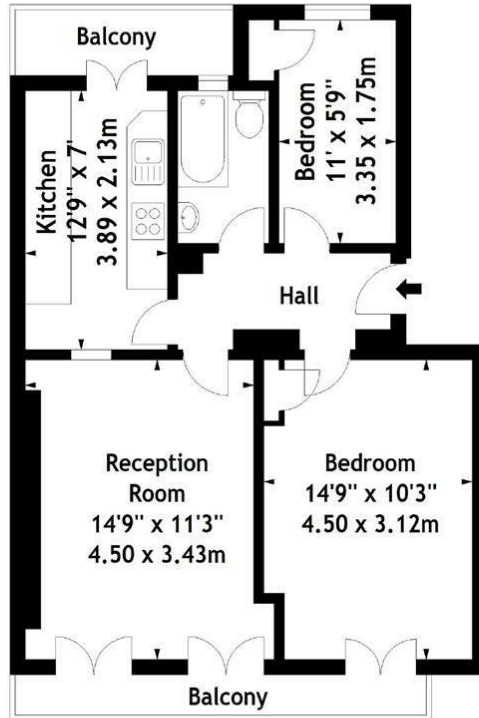
When Reviewed - It will rise to £200 yearly from 29 Sep 2025. Then it continues to double every 25 years

Any Major Works Scheduled - Gutter/fascia works to the building - those costs are included in the anticipated service charge costs for this year. The leaseholders recently exercised their Right to Manage, so they can ensure that the service charge is kept to a reasonable level.

Camden Council Band D

Floor Plan

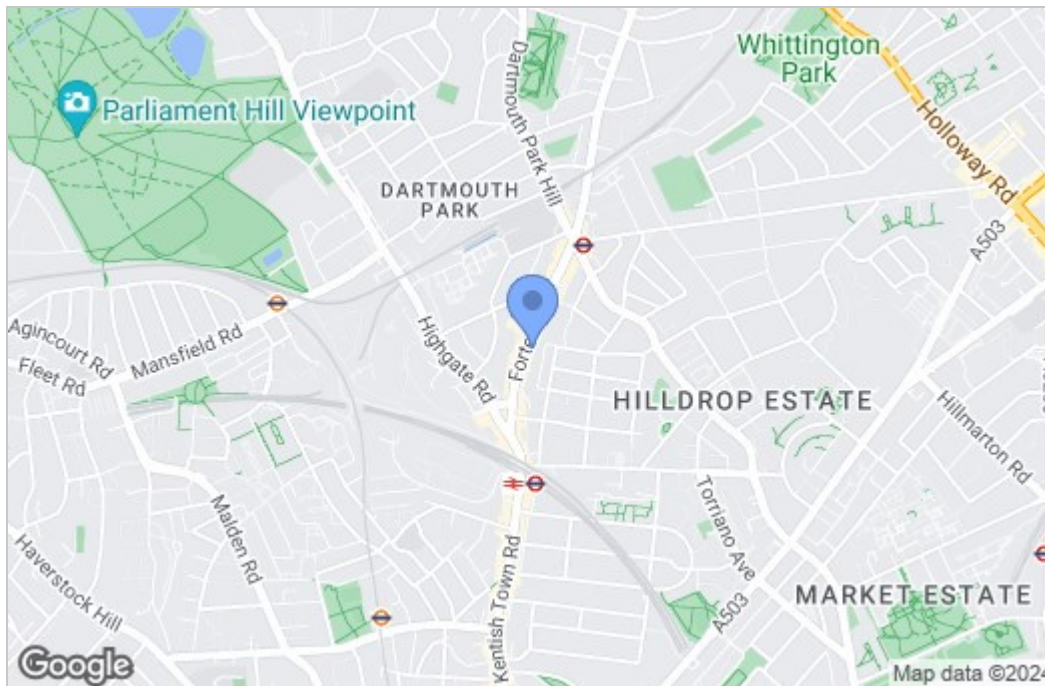
Palmer House,
Fortess Road, NW5
Approx. Gross Internal Area
590 Sq Ft - 54.81 Sq M



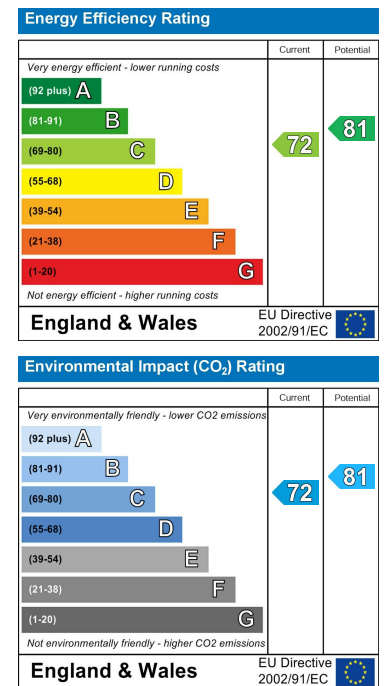
Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Area Map



Energy Efficiency Graph



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43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk