



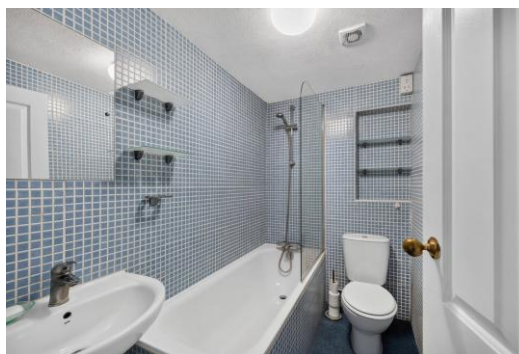
Falkland Road

London, NW5

Asking Price £385,000

A well-presented and very well-located one bedroom apartment on the first floor of a period conversion. Would make an excellent first time buy, rental investment or pied-a-terre. Share of freehold and low service charges.

CHESTERTONS



Falkland Road

London, NW5

- Share of freehold
- Very well located
- Offered in good condition
- High ceilings
- Low outgoings



Ideally located within this ever-popular residential road with easy access to the tranquil delights of Hampstead Heath and the many attractions of Kentish Town and the excellent transport links to the city, west end and St Pancras International. Tufnell Park is in close proximity.

Tenure: Share of Freehold with a lease of 951 years remaining

Service Charge: £714 per annum

Ground Rent: £0

Local Authority: Camden

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C 77 C

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

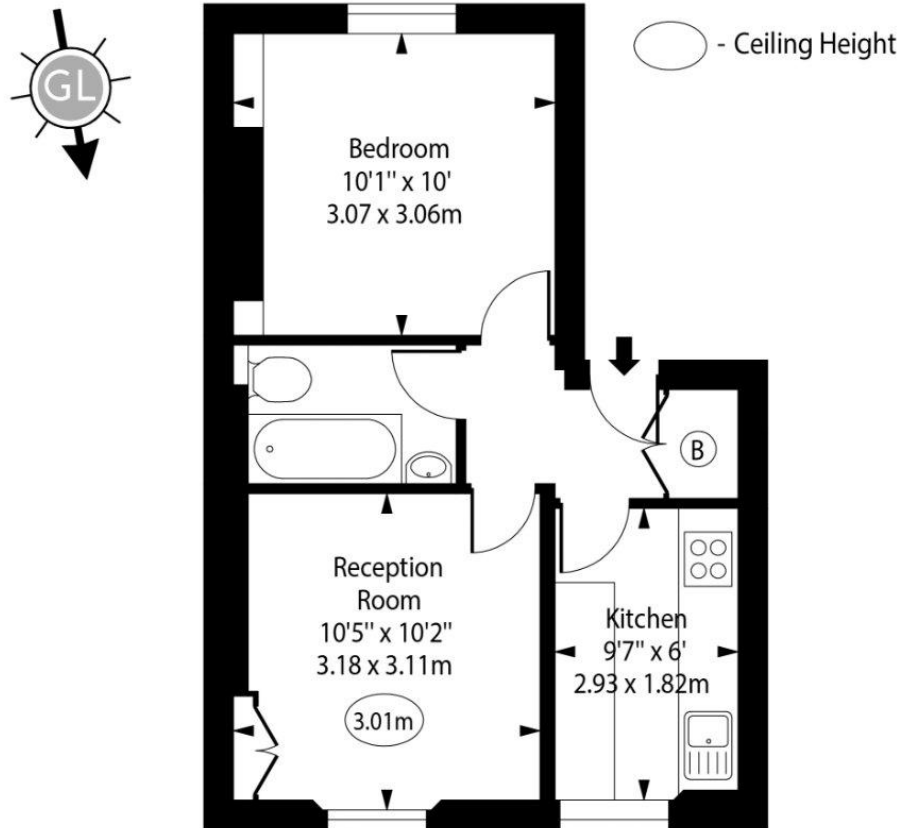
NW1 7PP

camden@chestertons.co.uk

020 7267 2053

[chestertons.co.uk](https://www.chestertons.co.uk)

Falkland Road



First Floor

Gross Internal Area - 355 Sq Ft - 32.98 Sq M

Approx Gross Internal Area 355 Sq Ft - 32.98 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 032788D

