



FOR SALE

Weedington Road, Kentish Town, NW5

ASKING PRICE £328,000.00



1 Bedroom



Kitchen



1 Reception 1 Bathroom



No Parking

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A beautifully presented second floor one-bedroom apartment with the accommodation including an open plan reception room with a modern fitted kitchen, shower room/ wc and a spacious bedroom.

Weedington Road is conveniently located for train stations including Kentish Town West, Kentish Town and Chalk Farm and is within easy reach of the shops and eateries on Kentish Town Road.

We understand the property is part of the Pocket Living scheme which we understand has the following restrictions:

Months 1-2 of the property being marketed for sale: a buyer is required to be a key worker, live or work in Camden, not own a property and earn below £90k

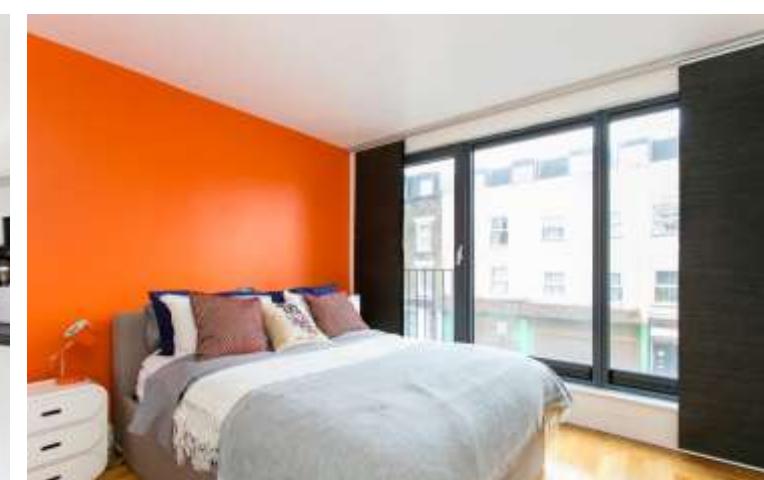
Months 3-4 of the property being marketed for sale: a buyer is required to be a key worker, live or work in London, not own a property and earn below £90k

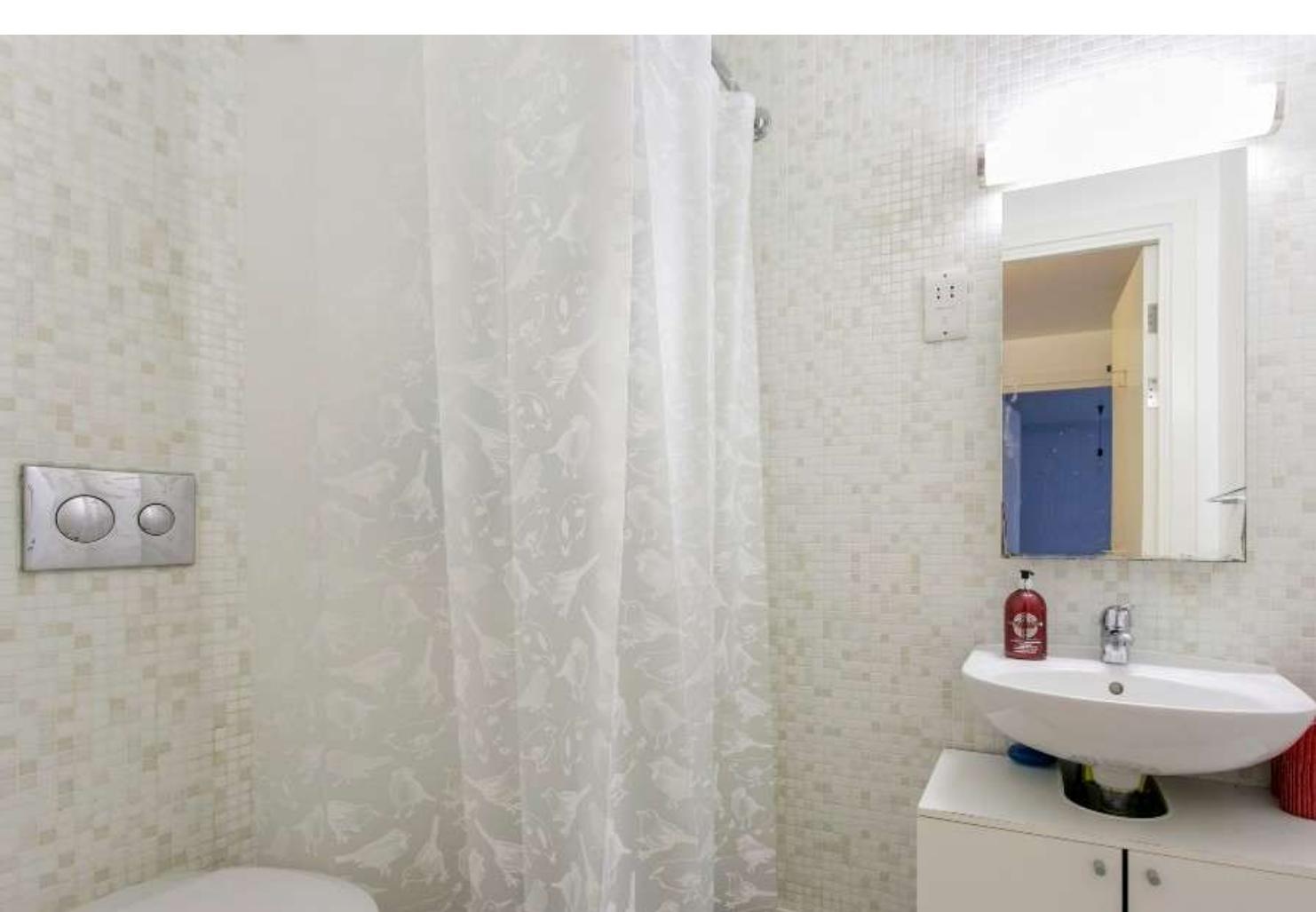
Month 5 of the property being marketed for sale: a buyer is required to be a key worker, live or work anywhere, not own a property and earn below £90k

After 6 months of the property being marketed for sale: no restrictions on the type of buyer

We ask that you check the above information with your solicitor, should you decide to proceed with purchasing the property.

Agents Note: We understand from the seller that the property has a remaining lease of approximately 111 years, that the service charge is approx. £2,322 pa and the ground rent is approx. £240.61 pa, however, we are awaiting confirmation of this from them. We are also waiting on information regarding any ground rent and service charges. Please note - this is a draft advert/ brochure awaiting the seller's approval.







328,000.00



Leasehold



London Borough of Camden



Council Tax Band



EPC Band



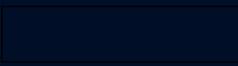
1 Bedroom



1 Bathroom



1 Reception



No Parking

KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | hello@oliverstown.com

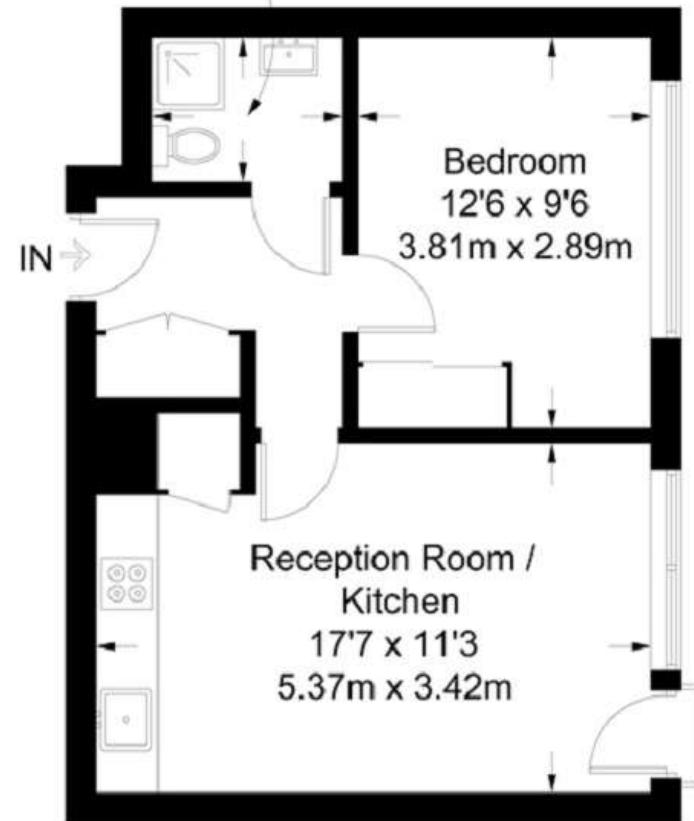
ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | hello@oliverstown.com

Geoff Marsh Court

Approximate Gross Internal Area = 422 sq ft / 39.2 sq m



6'1 x 4'8
1.85m x 1.42m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID216539)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.