



## 2 bed apartment to buy in NW5

Queens Crescent , Kentish Town , London  
, NW5 4EE

**£440,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Duplex Apartment
- ✓ Well Porportioned Rooms
- ✓ Modern
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Set across two floors, this wonderfully bright and spacious two double bedroom apartment offers a thoughtfully designed layout with generously proportioned rooms throughout. The large reception room provides a welcoming living space, while the eat-in kitchen leads directly to a private south-facing terrace-perfect for relaxing or entertaining. Additional features include a full bathroom, and ample storage throughout.

Ideally positioned between Kentish Town and Chalk Farm, the apartment enjoys a well-connected yet characterful setting. Belsize Park is also within easy reach, along with excellent local amenities, transport links, and the open green spaces of Primrose Hill and Parliament Hill.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 91

Annual Ground Rent Amount: £200.00

Price: Starting Bid £440,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

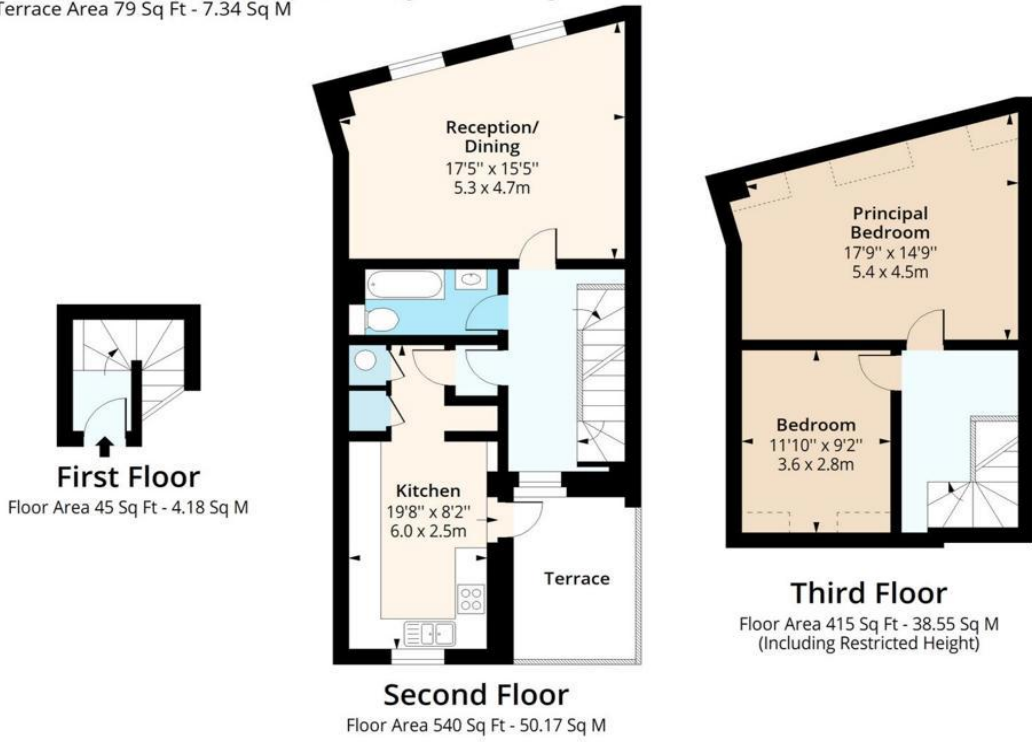
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

# Queens Crescent, NW5

Approx. Gross Internal Area 962 Sq Ft - 95.59 Sq M (Excluding Restricted Height)  
 Approx. Gross Terrace Area 79 Sq Ft - 7.34 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/6/2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Queens Crescent , Kentish Town , London , NW5 4EE

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

