



Una House, Prince of Wales Road NW5 3LA

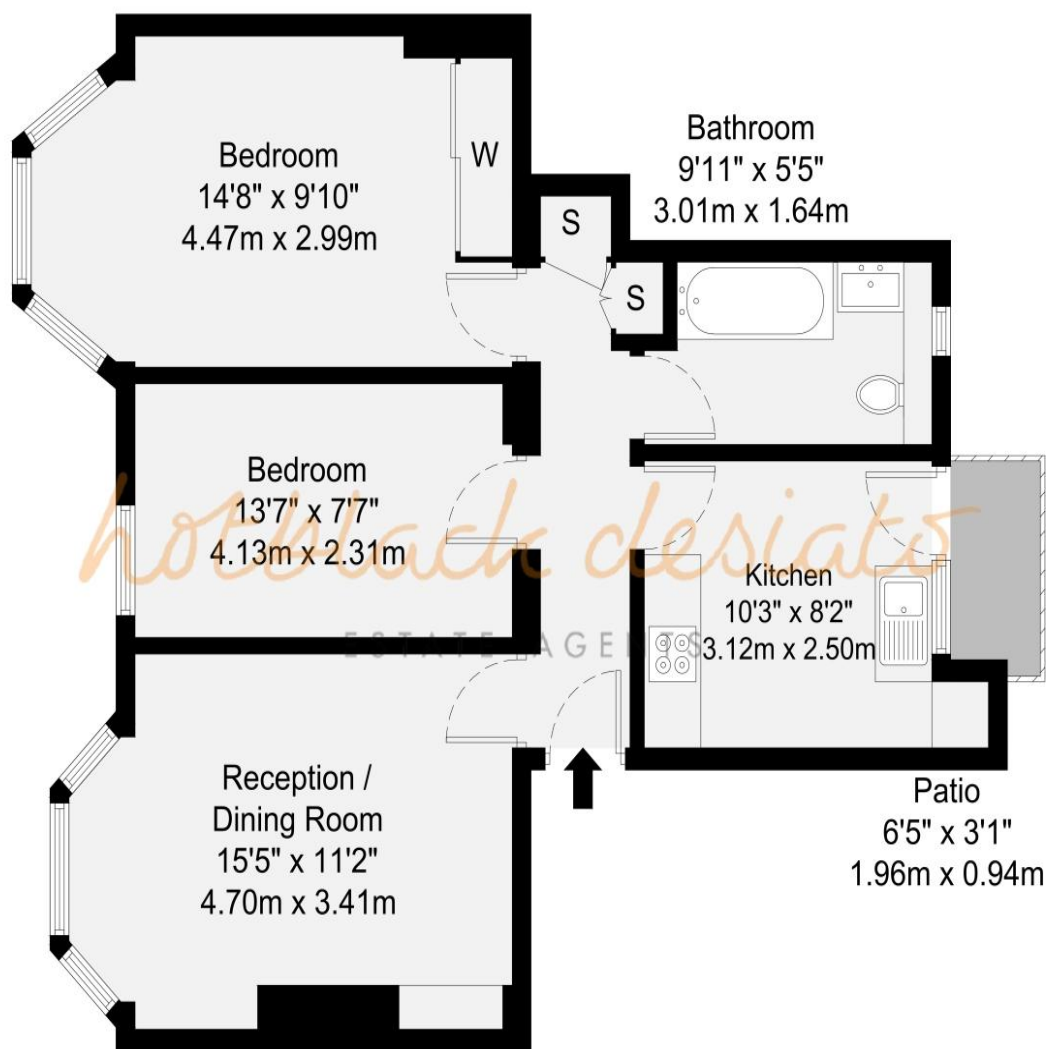
Asking Price: Offers In Excess Of £425,000 Leasehold

2 Double Bedrooms | Good size Living Room | Separate Kitchen | Great Location

Great value! A 2-double bedroom ground floor flat within a secure 1920s built local authority owned block. The flat features 2 double bedrooms, excellent natural light and wood floors. Una House is only a stone's throw from Kentish Town Road (Northern Line and Thameslink) and Kentish Town West (Overground) stations. The City and West End, Kings Cross, Camden Town and Regents Park are within easy reach.

- Leasehold (98 years Remaining)
- Exposed, Timber Floorboards
- Council Tax – Band B (£1639pa)
- 2 Double Bedrooms
- Service charge £2,900 pa To Include heating and hot water costs.
- EPC - D
- Ground Floor
- Living Room and Separate Kitchen
- Ground rent £10 pa





Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
59.9 sq m / 645 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.7 sq m / 7 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
1.7 sq m / 18 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

