

Camden Council homes

Week 35

Advert Thursday 15 September to Monday 19 September 2016

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

Sheltered Housing

Studio



Advert no. 288674

Jacqueline House, Oldfield Estate, Fitzroy Road, NW1

Studio sheltered flat on a small estate. 2nd floor with lift access and accessibility ramp. Central heating. Small paved garden. Limited parking. No pets. Communal facilities including lunch club, computer room, communal lounge, laundry. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw.

1 Bed



Advert no. 197522

Denton, Malden Crescent, NW1

1 bedroom (double) sheltered flat in a tower block. 3rd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £171 (including sheltered charges) pw.

1 Bed



Advert no. 185402

Denton, Malden Crescent, NW1

1 bedroom (double) sheltered flat in a tower block. 16th floor with lift access. Level access shower. Communal garden. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £171 (including sheltered charges) pw.

1 Bed



Advert no. 288677

Philip House, Mortimer Place, NW6

1 bedroom (double) sheltered flat in an individual block. 1st floor with lift access. Wheelchair access. Walk in shower. Communal central heating. Laundry room. Communal hall, kitchen, library and lounge. Communal garden. No pets. Parking facilities. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £153 pw.

1 Bed



Advert no. 288675

Philip House, Mortimer Place, NW6

1 bedroom (double) sheltered flat in an individual block. 3rd floor with lift access. Wheelchair access. Bath tub. Communal central heating. Laundry room. Communal hall, kitchen, library and lounge. Communal garden. No pets. Parking facilities. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £153 pw.

All Camden sheltered schemes have the Careline service. Housing association schemes have an alarm system.

Only those applicants assessed and approved for sheltered housing in Camden will be considered for these properties. If you are interested in sheltered housing, but have not yet been assessed, please phone sheltered housing on 020 7974 1991.

Circle Anglia

1 Bed



Advert no. 288676

Camden Gardens, NW1

1 bedroom (double) flat in an individual block. 1st floor with 12 external steps. No lift. Full gas central heating. Parking. **This is an Affordable Rent property.** 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Landlord: Circle Anglia. District: Haverstock. Ward: Gospel Oak. Rents up to: £160 pw.

Housing associations will only consider households of the correct size for their properties.

Studio



Advert no. 189025

Bassett Street, NW5

Studio flat in a house. Ground floor with 1 internal step. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £109 pw.

Studio



Advert no. 198573

Foster Court, Royal College Street, NW1

Studio flat on a small estate. 1st floor with 1 internal and 16 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £109 pw.

Studio



Advert no. 104102

Greenland Road, NW1

Studio flat in a house. Ground floor with 2 external steps. Full central heating. Shared back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £107 pw.

Studio



Advert no. 197516

Lithos Road, NW3

Studio flat in a house. 2nd floor with 38 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £115 pw.

Studio



Advert no. 192974

Weedington Road, NW5

Studio flat on a large estate. 1st floor with 15 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £110 pw.

It is important that we have an up-to-date mobile or landline number in order to contact you to view a property. You may miss out on viewing a property if we are unable to contact you by phone to inform you of viewing dates.

1 Bed

Barlow Road, NW6

1 bedroom (double) flat on a large estate. 2nd floor with 28 external steps. No lift. Full central heating. Balcony.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Fortune Green.
Rents up to: £130 pw.

Advert no. 197911

1 Bed

Bucklebury, Stanhope Street, NW1

1 bedroom (double) flat in a tower block.
16th floor with lift access. Full central heating. Balcony.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £113 pw.

Advert no. 106789

1 Bed

Inwood Court, Rochester Square, NW1

1 bedroom (double) flat on a small estate.
1st floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £118 pw.

Advert no. 105172

1 Bed

Solent Road, NW6

1 bedroom (double) flat in an individual block.
1st floor with 21 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: West Hampstead.
Rents up to: £126 pw.

Advert no. 187608

1 Bed

Webheath, Netherwood Street, NW6

1 bedroom (double) flat on a large estate. Ground floor.
Full central heating. Front and back garden.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £133 pw.

Advert no. 199168

1 Bed

Winter Garden House, Macklin Street, WC2B

1 bedroom (double) flat in a tower block.
3rd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £153 pw.

Advert no. 197563

2 Bed

Barlow Road, NW6

2 bedroom (doubles) house on a large estate. Ground and 1st floor with 13 internal and 2 external steps. District heating. Front and back garden. Please note that the back garden is on different levels and has 8 steps. Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Fortune Green.
Rents up to: £170 pw.

Advert no. 195455

2 Bed

Cobden House, Arlington Road, NW1

2 bedroom (1 double, 1 large single) flat on a small estate.
4th floor with 14 internal and 1 external step. Lift access.
Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regent's Park.
Rents up to: £156 pw.

Advert no. 105921

2 Bed

Flaxman Court, Flaxman Terrace, WC1H*

2 bedroom (doubles) flat on a small estate.
3rd floor with lift access. Full central heating. **Sensitive Let.**
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: King's Cross.
Rents up to: £149 pw.

Advert no. 192327

2 Bed

Oak House, Maitland Park Villas, NW3

2 bedroom (doubles) flat on a large estate. 2nd floor with lift access and 2 external steps. Full central heating. Communal garden.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £137 pw.

Advert no. 199144

2 Bed

Penshurst, Queens Crescent, NW5

2 bedroom (doubles) flat on a large estate. 3rd floor with 13 internal and 54 external steps. Lift access. Full central heating. Balcony.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £149 pw.

Advert no. 184967

2 Bed

Troyes House, Lawn Road, NW3

2 bedroom (1 double, 1 single) flat on a small estate.
1st floor with 1 internal and 16 external steps. No lift.
Full central heating. Balcony.
Landlord: Camden Council. Council Tax Band: D.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £145 pw.

Advert no. 193537

3 Bed

Goldsmiths Place, Springfield Lane, NW6

3 bedroom (2 doubles, 1 single) flat on a small estate.
Ground and 1st floor with 14 internal and 2 external steps.
Full central heating. Small front garden.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £156 pw.

Advert no. 198637

3 Bed

Halstow, Queens Crescent, NW5

3 bedroom (2 doubles, 1 single) maisonette on a large estate.
Ground and 1st floor with 13 internal and 1 external step.
Full central heating. Front and back garden.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £168 pw.

Advert no. 191658

3 Bed

Kiln Place, NW5

3 bedroom (2 doubles, 1 single) flat on a small estate.
Ground floor with 14 internal and 1 external steps.
Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £153 pw.

Advert no. 184306

3 Bed

The Wells House, Well Walk, NW3

3 bedroom (2 doubles, 1 single) flat on a small estate.
2nd floor with lift access. Full central heating. Balcony.
Landlord: Camden Council. Council Tax Band: E.
District: Gospel Oak. Ward: Hampstead.
Rents up to: £176 pw.

Advert no. 197746

4 Bed

Sandstone Place, N19

4 bedroom (1 double, 3 singles) flat on a large estate.
Basement and ground floor with 13 internal steps.
Full central heating. Back garden and also two patio areas.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £198 pw.

Advert no. 186708

It is important that we have an up-to-date mobile or landline number in order to contact you to view a property. You may miss out on viewing a property if we are unable to contact you by phone to inform you of viewing dates.

Changes that may affect the help you receive towards your rent.

Some of the recent changes to benefits may affect the amount of help you get towards your housing costs.

- Department of Work and Pensions: If you are of working age and live in a council or housing association home that the Department for Works and Pensions say is larger than your household requires, any housing benefit or universal credit you claim may be reduced. The amount of the reduction depends on your eligible rent and how many spare rooms you have.
- Benefit Cap: For people of working age who claim housing benefit or universal credit there is a limit on the amount of benefit you can receive every week. This is currently £500 for families and £350 for single people, any help towards housing costs may be reduced to reflect this rule. From Autumn 2016 the benefit cap will be reduced to £442.31 a week if you are a couple or have children or £296.35 a week if you are a single person (London amounts).

Remember, if you claim Universal Credit the money you get towards your housing costs will be paid directly to you as part of your universal credit monthly payment and it will be your responsibility to pay your rent from the money you receive.

There are exemptions that may apply to you, for more information, please visit: www.camden.gov.uk/benefitchanges

Homefinder UK – allows council tenants and some housing association tenants to move from one part of the UK to another. You can also use this scheme if you are a homeless household living in temporary accommodation provided by Camden Council.

For more information visit www.homefinderuk.org

How do I apply?

If you wish to bid for a property visit <http://camden.homeconnections.org.uk/>. You can bid for as many properties as you want but we ask you only to bid for properties that you genuinely want to view. You need to be registered for housing in Camden. You can bid for a council (not housing association) property that is smaller than you need, however if this would result in serious overcrowding you will not be shortlisted. You cannot bid for a larger home than you need.

Deadline: bids must be received by midnight of the closing date.

Successful applicants: applicants with the most points will be contacted shortly after the closing date. Please make sure that the permanent allocations team have your correct telephone number. If you have been shortlisted, we will contact you by telephone with a viewing date and time. You may invite one other person (but no more) to attend the viewing with you. Please do not contact us to ask if you have been shortlisted. We will contact you.

Verification: before we make an offer of housing we will check all information you have given us to make sure it is correct and that you are entitled to the points you have been awarded and the bed size need you have qualified for, this will be done following an expression of interest to accept a property after the viewing. Any offer will be subject to the outcome of the verification process.

First Choice: priority will be given to existing tenants who are under occupying their homes.

Sensitive lets: marked with an asterisk*. We may need, on occasion, to select bidders based on certain factors connected to the property, eg history of antisocial behaviour or elderly tenants residing in the block. This could mean that we may have to bypass applicants with a history of drug, alcohol or mental health problems in line with our sensitive letting policy. We may also, on occasion, obtain a police check relating to bidders for some properties advertised.

Adaptations: if you have been assessed as needing an adaptation or wheelchair-accessible property, you **must** discuss this with your occupational therapist or, if you do not have one, with the allocations occupational therapist (OT), Neil Stedman, phone **020 7974 2294** before making a bid. If you do not do this you may find that we are unable to adapt the property if it is necessary to do so. Please be aware that you will need to take up residence before assessment for adaptations can take place and it may be several months before an adult social care OT can visit you.

Ground floor and basement flats

Note 1: Priority for these flats will be given to applicants assessed as having a medical need for ground floor. After that any priority will be given to households assessed as under occupying their current Camden Council or Housing Association home.