

Camden Council homes

Week 50

Advert Thursday 13 December to Monday 17 December 2018

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

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Sheltered Housing

Studio



Greenwood, Oseney Crescent, NW5

5 x sheltered studio flats on a small estate. 1st and 2nd floors with lift access. Full central heating. Communal garden. Electric cooking only.

Landlord: Camden Council.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £157 pw.

Advert no. 288327

Studio



Philip House, Mortimer Place, NW6

Sheltered studio in a block. 5th floor with lift access. Full central heating. Wheelchair access. Parking facilities. No pets. No right to acquire. Communal facilities include laundry room, hall, library, lounge and garden.

Landlord: Central & Cecil Housing Trust.
District: Hampstead. Ward: Kilburn. Rents up to: £182 pw.

Advert no. 288332

Studio



Rosebush Court, Parkhill Road, NW3

Sheltered studio in a block. 2nd floor with lift access. Electric storage heating. Communal garden. No pets.

Landlord: Origin.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £142 pw.

Advert no. 288336

1 Bed



Foundling Court, Brunswick Centre, WC1

1 bedroom sheltered flat (double) on a large estate. Ground floor with 2 external steps. Full central heating.

Landlord: Camden Council.
District: Holborn. Ward: Bloomsbury.
Rents up to: £174 pw.

Advert no. 196890

1 Bed



Pennethorne House, Albany Street, NW1

1 bedroom sheltered flat (single) in a block. 1st floor with lift access. Wet room, no bath. Electric heating. Communal garden. No pets. No right to acquire.

Landlord: Origin.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £179 pw.

Advert no. 289750

2 Bed



Monro House, Fitzjohn's Avenue, NW3

2 bedroom sheltered maisonette (singles) on a small estate. Upper ground floor with 14 steep internal steps. Full central heating. Communal garden.

Landlord: Camden Council.
District: Gospel Oak. Ward: Hampstead.
Rents up to: £227 pw.

Advert no. 182183

One Housing Group

1 Bed



Broadhurst Gardens, NW6

1 bedroom flat in a house. Basement with 5 external steps. Shower, no bath. Full central heating. Communal garden. No parking. Introductory tenancy followed by 5 year fixed term tenancy. **See Ground Floor Flats Note 1.** Landlord: One Housing Group. District: Hampstead. Ward: Swiss Cottage.

Rents up to: £137 pw.

Advert no. 286271

Notting Hill Genesis

2 Bed



Longford Street, NW1

2 bedroom flat (doubles) in a block. Basement and ground floors with 1 external and 15 internal steps. Full central heating. Introductory tenancy followed by 5 year fixed term tenancy. Close to shops and amenities. Controlled parking.

Landlord: Notting Hill Genesis. District: Camden Town. Ward: Regent's Park. Rents up to: £311 pw.

Advert no. 286246

Origin Housing Association

Studio



St Augustine's House, Werrington Street, NW1

Studio flat in a block. 3rd floor with 20 external steps. No lift access. Full central heating. Introductory tenancy followed by 5 year fixed term tenancy.

Landlord: Origin.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £112 pw.

Advert no. 286274

1 Bed



Rosebery Square East, Rosebery Avenue, EC1

1 bedroom flat (double) in a block. 1st floor with 30 external steps. Full central heating. Introductory tenancy followed by 5 year fixed term tenancy.

Landlord: Origin.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £251 pw.

Advert no. 288363

2 Bed



St George's House, Bridgeway Street, NW1

2 bedroom flat (1 double, 1 single) in a block. 1st floor with lift access. Full central heating. Introductory tenancy followed by 5 year fixed term tenancy.

Landlord: Origin.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £143 pw.

Advert no. 286275

3 Bed



Chalton Street, NW1

3 bedroom flat (1 double, 2 singles) in a block. Basement with 12 external steps. No lift access. Full central heating. Introductory tenancy followed by 5 year fixed term tenancy.

Landlord: Origin.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £155 pw.

Advert no. 286273

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.

Studio

Augustus House, Augustus Street, NW1

Studio flat on a large estate 7th floor with lift access. Full central heating. **This property is located within the development of High Speed 2 and there may be a high volume of noise and disruption whilst the works take place.** Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £100 pw. London Accessible code: F

Advert no. 109405

2 Bed

Leysdown, Malden Road, NW5

2 bedroom flat (doubles) on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £146 pw. London Accessible code: F

Advert no. 187781

Studio

Augustus House, Augustus Street, NW1

Studio flat on a large estate 7th floor with lift access. Full central heating. **This property is located within the development of High Speed 2 and there may be a high volume of noise and disruption whilst the works take place.** Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £100 pw. London Accessible code: F

Advert no. 109361

2 Bed

Patterdale, Osnaburgh Street, NW1

2 bedroom flat (doubles) in a tower block. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £133 pw. London Accessible code: E+

Advert no. 109208

Studio

Belsize Grove, NW3

Studio flat on a small estate. 1st floor with lift access. Shared bathroom, but own toilet. Full central heating. **Applicants who are over 55 will be prioritised for this property.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £123 pw. London Accessible code: E

Advert no. 192201

2 Bed

Stonehouse, Plender Street, NW1

2 bedroom flat (doubles) on a small estate. 2nd floor with 48 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £146 pw. London Accessible code: F

Advert no. 101444

1 Bed

Clarence Gardens, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 29 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £116 pw. London Accessible code: F

Advert no. 106570

3 Bed

Denton, Malden Crescent, NW5

3 bedroom maisonette (2 doubles, 1 single) on a large estate. Ground and 1st floors with 8 external and 13 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £163 pw. London Accessible code: F

Advert no. 188091

1 Bed

Walker House, Phoenix Road, NW1

1 bedroom flat (double) on a small estate. 2nd floor with 36 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £111 pw. London Accessible code: F

Advert no. 102668

3 Bed

Tottenham, Ferdinand Street, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate. 2nd floor with lift access. Full central heating. Camden Council managed by Chalk Farm Housing Group. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £140 pw. London Accessible code: G

Advert no. 180856

2 Bed

Gillfoot, Hampstead Road, NW1

2 bedroom flat (1 double, 1 single) in a tower block. 20th floor with lift access. Full central heating. **This property is located within the development of High Speed 2 and there may be a high volume of noise and disruption whilst the works take place.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £136 pw. London Accessible code: C

Advert no. 105582

4 Bed

Woodyard Close, NW5

4 bedroom maisonette (2 doubles, 2 singles) on a small estate. Ground and 1st floors with 1 external and 28 external steps. Full central heating. Front and back gardens. Landlord: Camden Council. Council Tax Band: E. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £207 pw. London Accessible code: E+

Advert no. 193629

2 Bed

Laney House, Portpool Lane, EC1

2 bedroom flat (doubles) on a large estate. 4th floor with 50 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £152 pw. London Accessible code: F

Advert no. 190279

6 Bed

Crowndale Road, NW1

6 bedroom maisonette (5 doubles, 1 single) on a small estate. 2nd and 3rd floors with 14 internal and 55 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: F. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £211 pw. London Accessible code: F

Advert no. 101355

APOLOGIES

Week 49, Advert No. 192201- Belsize Grove. The property has been withdrawn as it was advertised incorrectly. It has been readvertised this week with correct details. Apologies to anyone who bid on it.

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 we have your correct telephone number. You can contact the Accommodation Placements Team on 0207 974 6498 to update your number or to provide additional contact numbers or email addresses. 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.