



## KENTISH TOWN ROAD, LONDON, NW1

We are pleased to offer for sale this charming top floor converted flat in the heart of Camden, offering an exceptional blend of space, light, and convenience.

Spanning 484 square feet, the property boasts a bright and generously sized reception room, a separate well-appointed kitchen, a double bedroom, bathroom and the added convenience of a separate WC, all presented in good decorative order throughout.

Located just a short stroll from Camden Market, you'll have a wealth of independent shops, vibrant nightlife, and world-famous street food on your doorstep. Excellent transport connections are just minutes away at Camden Tube and Overground stations, providing swift access to central London and beyond. Kentish Town's lively high street and cultural hotspots are also within close proximity.

This bright and spacious home offers a fantastic opportunity for first-time buyers, professionals, or anyone seeking the best of Camden's dynamic lifestyle. Arrange a viewing today to see everything this property has to offer.



### ACCOMMODATION

- \* ACCESS VIA SECURE ENTRANCE WITH ENTRYPHONE SYSTEM \* ONE DOUBLE BEDROOM \*
- LARGE 13FT LOUNGE \* FITTED KITCHEN \* BATHROOM & SEPARATE WC \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* ENTRYPHONE SYSTEM

\*

**PRICE: £435,000 LEASEHOLD**



### ENTRANCE HALL

Sash window to the rear with radiator beneath. Wooden floorboards, spot lighting & access to the bedroom, living room, fitted kitchen, bathroom & separate WC. Entry phone system.



### LIVING ROOM 13'9" x 13'3" (4.19m x 4.04m)

Sash windows to the front with radiator beneath. Wooden floorboards, spotlights & coving to the ceiling. Feature fireplace with tiled & wood surround.





**LIVING ROOM (pic 2)**



**KITCHEN 13'5" x 4'7" (4.09 x 1.40)**

**Sash window to the rear. Tiled flooring & splashback, wooden worktops and traditional style wall & base units offering a good amount of storage. Gas hob with chimney extractor above and oven below.**





**BEDROOM 12'8" x 8'8" (3.86m x 2.64m)**

**Sash window to the front with radiator beneath. Wooden floorboards, wall hung lighting & coving to the ceiling.  
Fitted wardrobes to one corner.**



**BATHROOM**

**Tiled flooring & walls. Bath with mixer shower and wash hand basin with vanity unit beneath.**



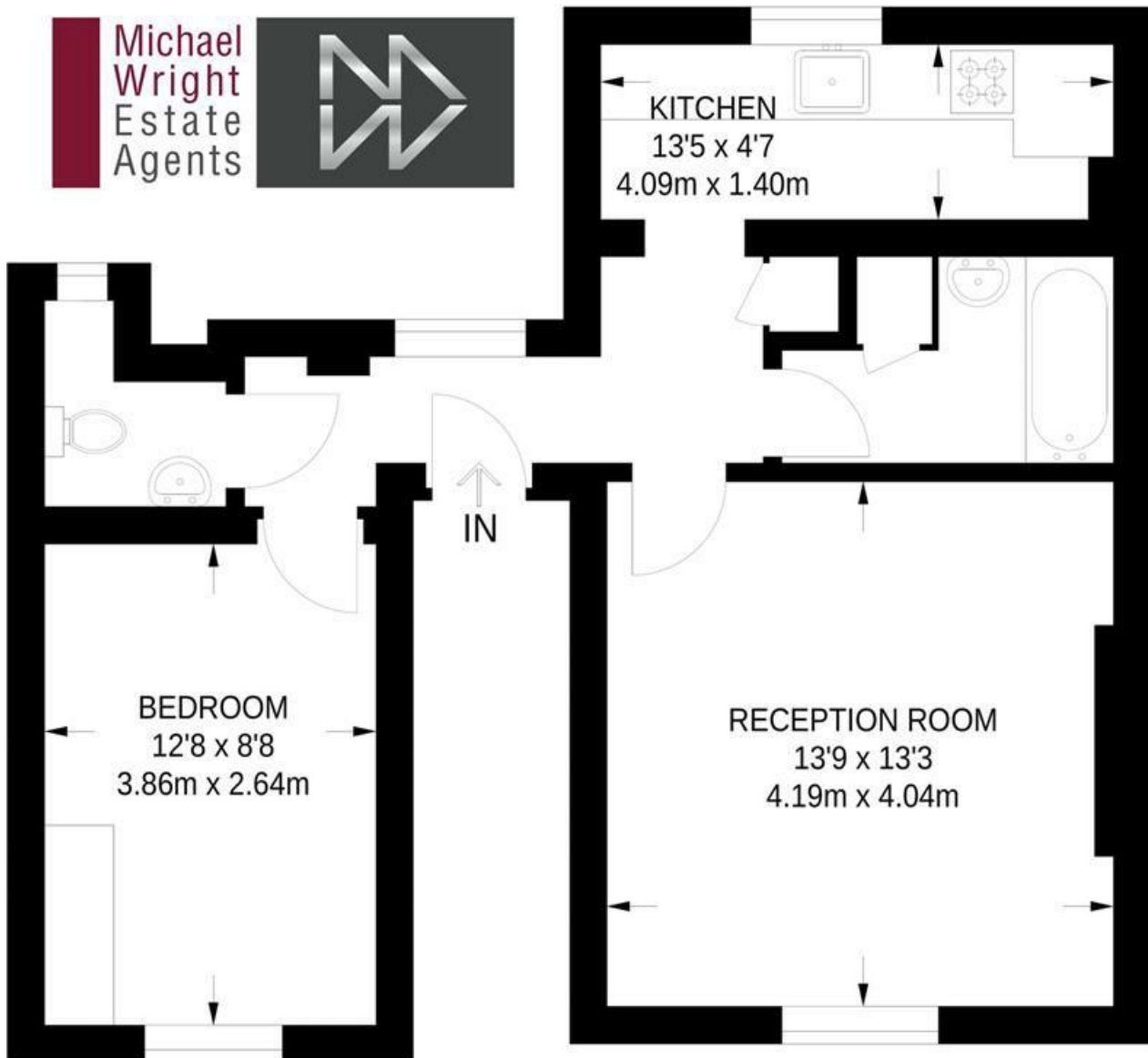
**SEPARATE WC**

**Window to the rear, tiled floor, WC & wash hand basin. Spotlights & coving to the ceiling.**





**Michael  
Wright  
Estate  
Agents**



## Kentish Town Road, NW1

Second Floor – 1 Bedroom Flat

Approximate internal area: 548sqft (51sqm)

*All measurements are approximate and are for illustrative purposes only.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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