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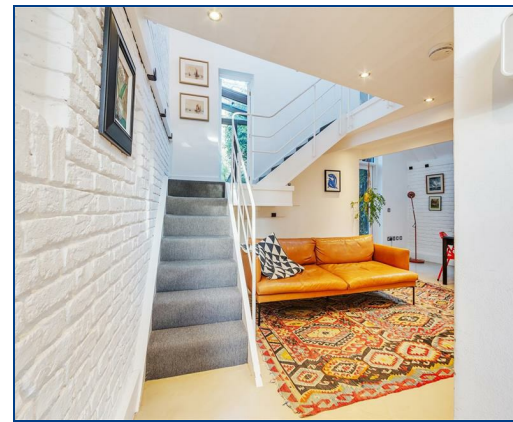
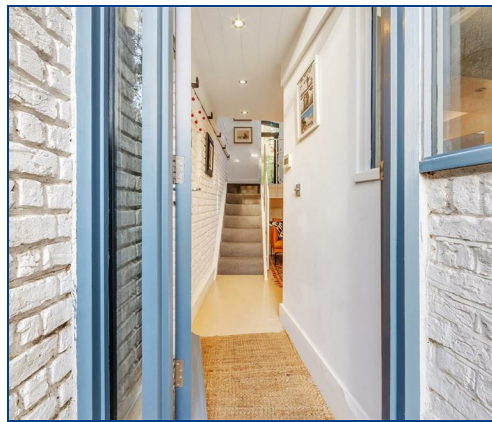
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Countess Road, Kentish Town, NW5 2XH

£899,950

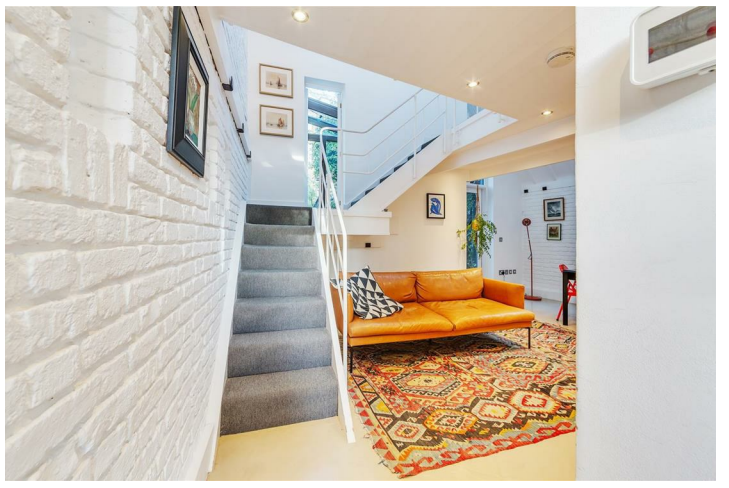
Designed by Brian Muckley Associates and built in 1975, this is a particularly unique freehold house situated at the end of a Victorian terrace in the heart of Kentish Town. The property occupies a discreet position and is approached via its own front patio. It is set over a series of half levels and benefits from vaulted ceilings and attractive rooms with plenty of natural light throughout.

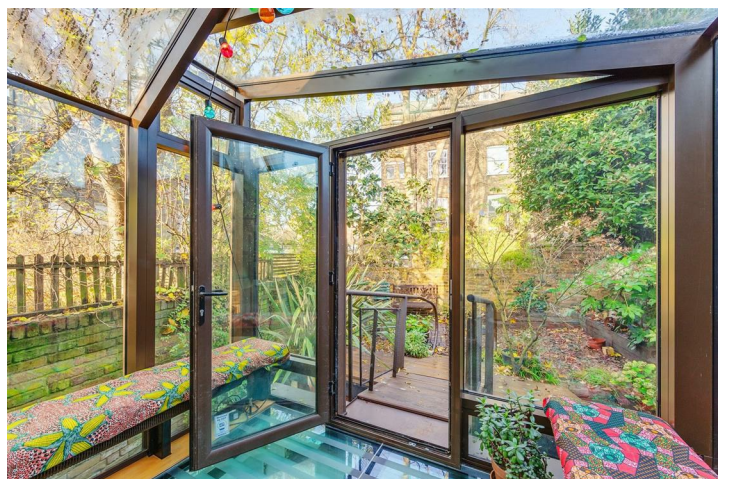
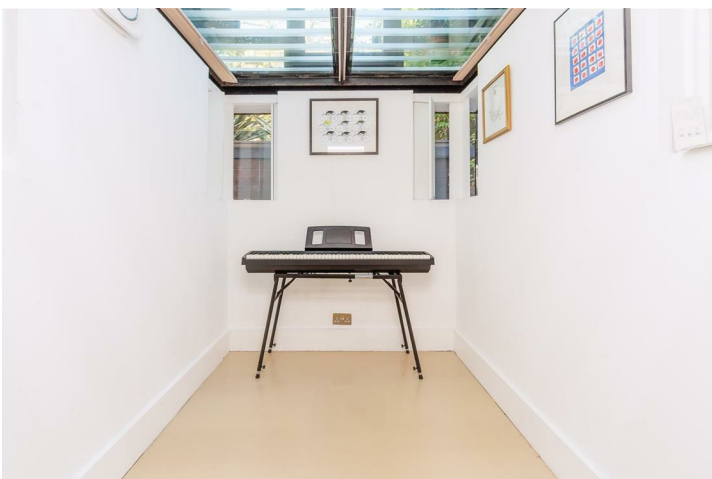
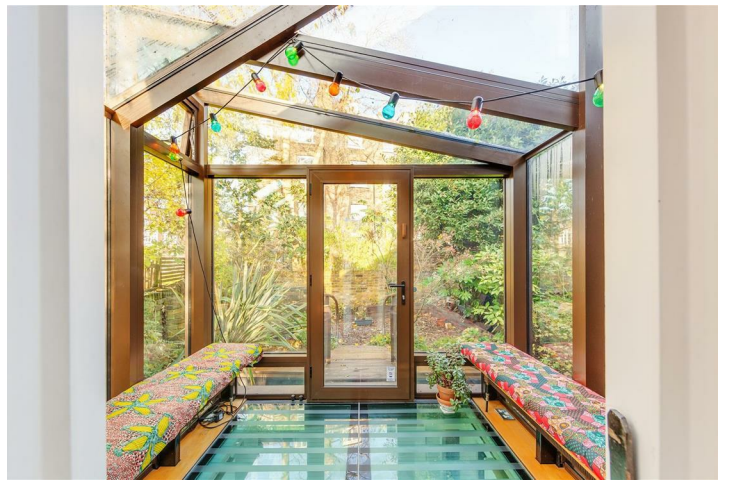
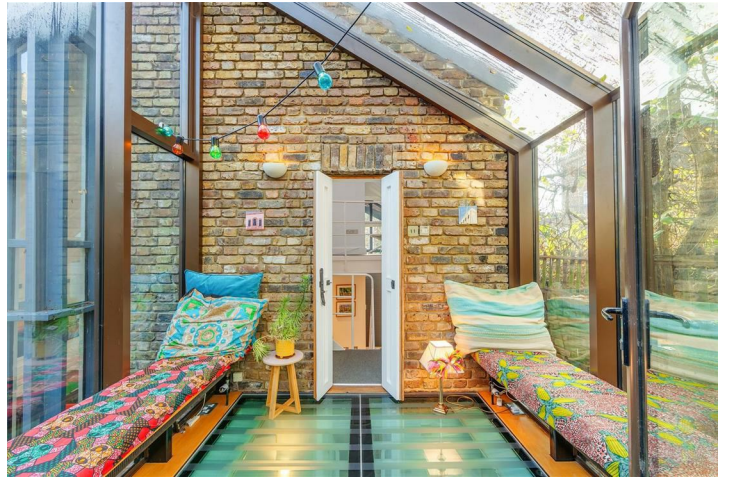
There is a wonderful reception room and dining space with an exposed roof structure and a poured resin floor with electric underfloor heating. The original Victorian brick garden walls have been incorporated into the space. Into this space opens a bespoke fitted kitchen with integrated washer/dryer, dishwasher, fridge, freezer, oven and hob. Behind this, the shower room also features bespoke units and natural light from glass bricks.

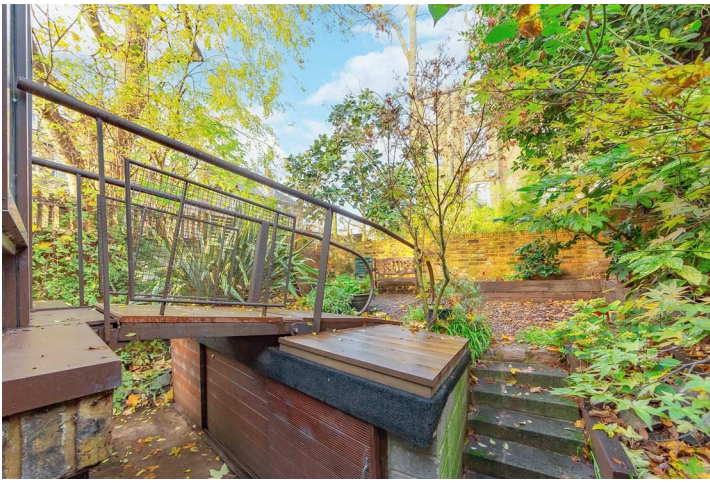
The top floor of the house has a large landing, used by the current owner as a study, and a master bedroom with very high ceilings and built-in cupboards. To the rear is a charming private garden accessed via a drawbridge which runs from a conservatory with an interlocking monopitch glass roof and glass floor. Under the conservatory is a further room which could be used as an additional study.

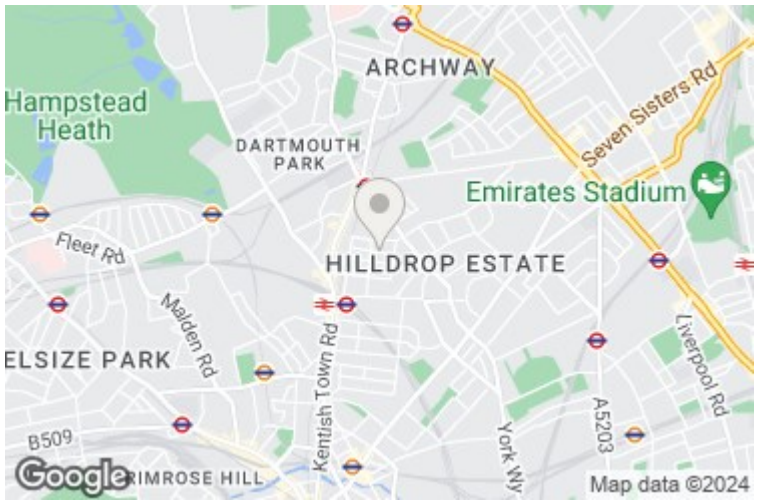
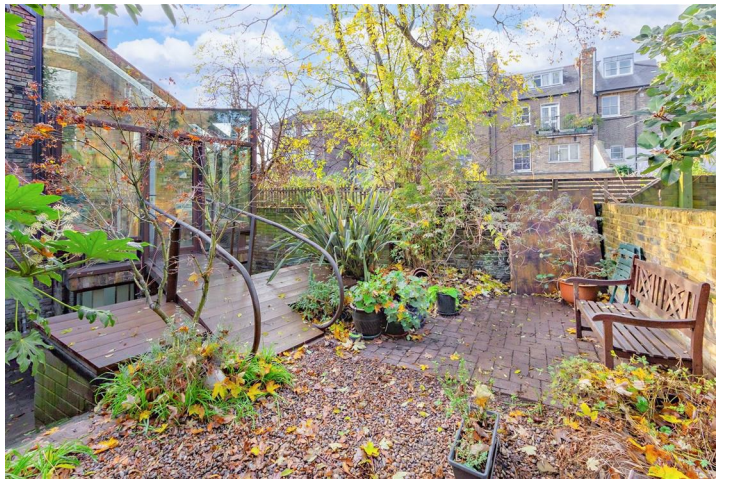
This lovely home is an extremely rare find, and offers plenty of exciting qualities, all adding to the bespoke nature of the property. Countess Road is a quiet residential street close to the High Street in Kentish Town, the Northern Line and Thameslink, along with excellent bus links to City and West End, and St Pancras International for the Eurostar. It is within walking distance from Hampstead Heath.

- LARGE RECEPTION ROOM
- SHOWER ROOM
- CHARMING PRIVATE REAR GARDEN
- BEDROOM WITH AMPLE AVAILABLE STORAGE
- STUDY ROOM
- END OF TERRACE POSITION
- MODERN KITCHEN
- CONSERVATORY
- EPCE

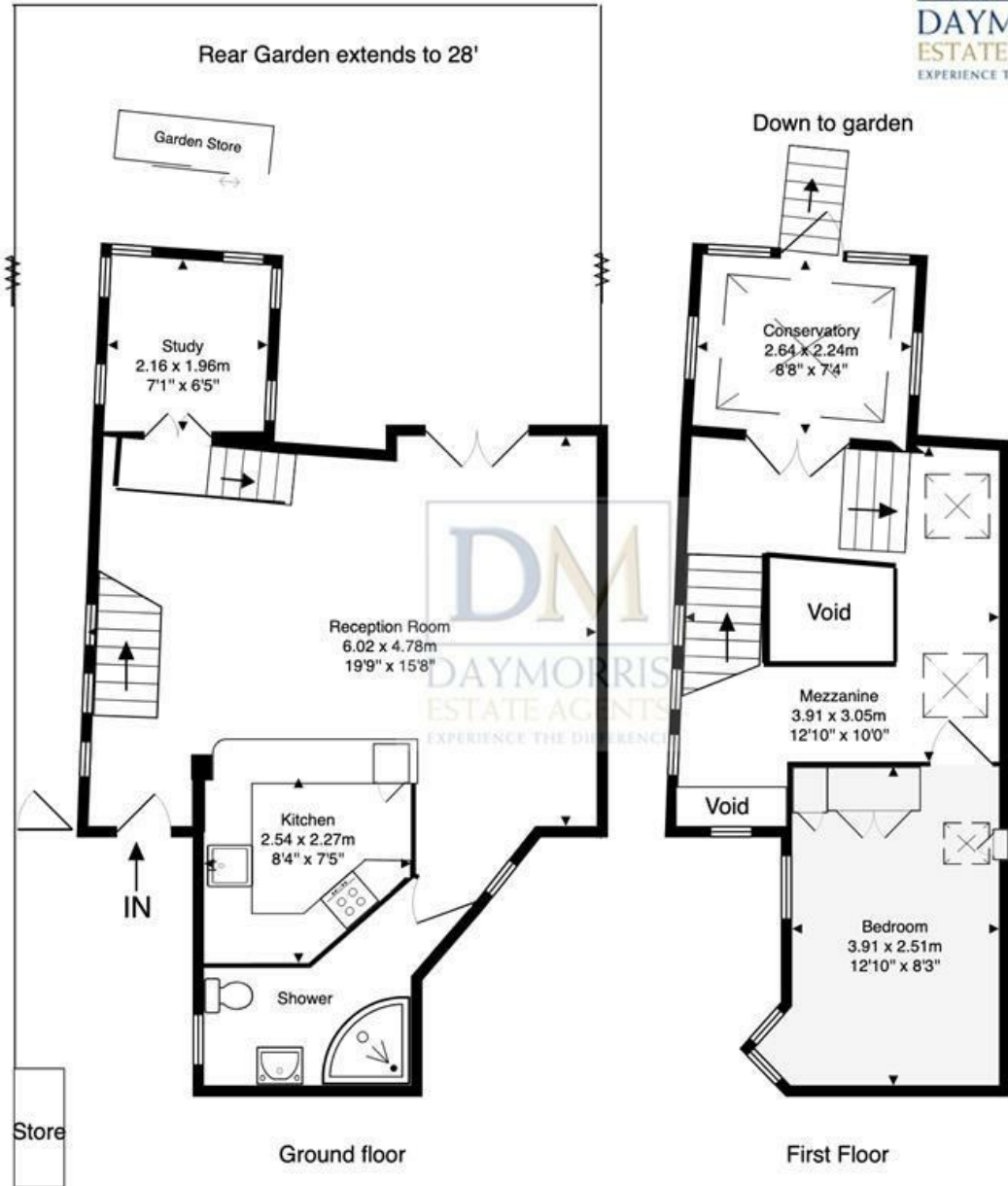








Countess Road NW5



Approx. Gross Internal Area: 69.9 m² ... 753 ft² (excluding voids, garden store)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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			
		45	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	