



## 4 269 KENTISH TOWN ROAD LONDON, NW5 2JS

£1,695

Situated on the lively Kentish Town High Road, this one-bedroom, second floor flat offers a well-designed living space with a modern three-piece bathroom suite, spacious living room, and inviting bedroom.

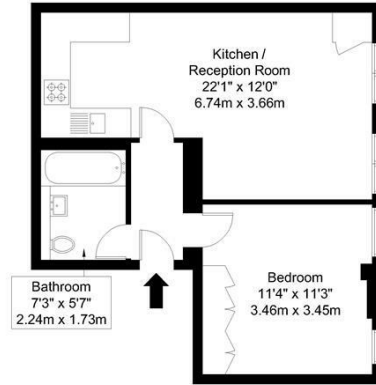
The vibrant neighbourhood provides easy access to shops and cultural attractions.

The apartment's proximity to overground and underground stations caters to the needs of both working professionals and students, making it an ideal residence for those seeking convenience and a dynamic city lifestyle.

**Hemmingfords**

# Kentish Town Road, NW5 2JS

Approx Gross Internal Area = 42 sq m / 452 sq ft



Second Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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