



For Sale

Evangelist Road, Kentish Town
£360,000 Guide Price Leasehold

Cash Buyers Only. Ariston Property is pleased to present to the market this first floor one bedroom Victorian conversion, in

- Interactive Video Tour Attached
- Cash Buyers Only
- One Bedroom Flat
- Appox 57.50 Sqm / 618 St ft
- Chain Free & Vacant Possession
- Closest Station Kentish Town (Nother
- Front Reception Room
- Rear Bedroom
- Bathroom
- Leasehold



**£360,000 Guide
Price Leasehold**

**Evangelist Road,
Kentish Town,**

NW5 1UB

Cash Buyers Only. Interactive Video Tour Attached.

Ariston Property is pleased to present to the market this first floor one bedroom Victorian conversion, in need of complete renovation. Close to Kentish Town Station and a plethora of local amenities.

Set on the first floor of a Victorian conversion in the heart of Kentish Town, this one-bedroom flat offers approximately 57.50 Sqm / 618 St ft of internal space and is available with vacant possession and no onward chain.

The property is in very poor condition and requires a full back-to-brick refurbishment presenting a fantastic opportunity for those looking to renovate to their own specification.

The layout comprises a front-facing reception room, a separate kitchen positioned centrally along with the bathroom, and bedroom at the rear.

Evangelist Road is ideally located for easy access to Kentish Town's vibrant high street, with its mix of independent shops, cafes, pubs, and restaurants.

Excellent transport links are within easy reach, including Kentish Town

>> Key Features

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station (Northern Line and Thameslink), Kentish Town West (Overground), and multiple bus routes providing swift connections across London.

Hampstead Heath and Parliament Hill are also within walking distance, offering vast green spaces and panoramic city views.

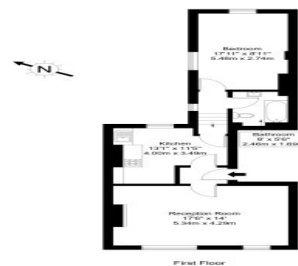
Important information:

This is a probate sale
The lease has 65 years remaining
Service charges and ground rent - approx £1700 p.a and £150 p.a respectively.





Evangelist Road, NW5 1UB
Approx Gross Internal Area = 57.9 sq m / 623 sq ft



First Floor

Ref : 1

Copyright **BLEU PLAN**

The floor plan is not to scale and is for information only. All dimensions are approximate and should be used as a guide only. The plan has been prepared in accordance with the best practice of the profession. The plan is not to be used for any other purpose without the prior written consent of the author. The plan is not to be used for any other purpose without the prior written consent of the author.

Directions



Certificate Number : 2035-0323-3500-0329-2202

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2035-0323-3500-0329-2202>

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