



## ROCHESTER ROAD LONDON, NW1

£5,000 PER MONTH

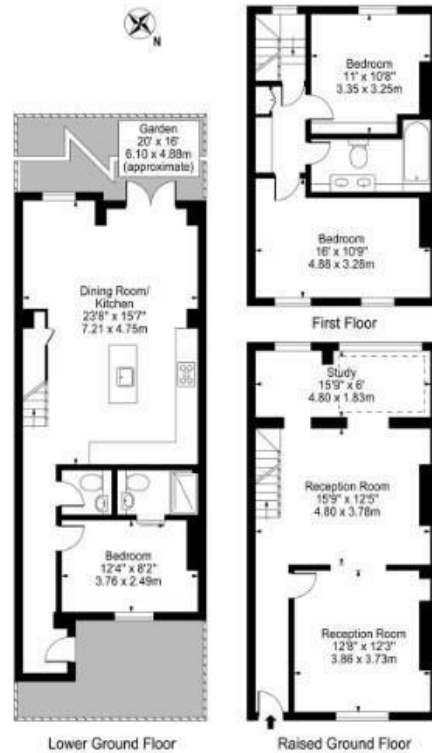
A spacious and versatile three to four-bedroom family home set beside a charming garden square. Arranged across three floors, the property offers flexible accommodation with access from both the partial lower ground floor and the raised ground floor.

The raised ground level features an impressive triple reception room spanning the entire floor, with one section previously utilised as a bedroom. The upper floor comprises two further well-proportioned bedrooms and a family bathroom, while the ground floor offers an additional bedroom with en-suite, a guest WC, and a double-sized open-plan kitchen and reception room leading directly to a large private garden.

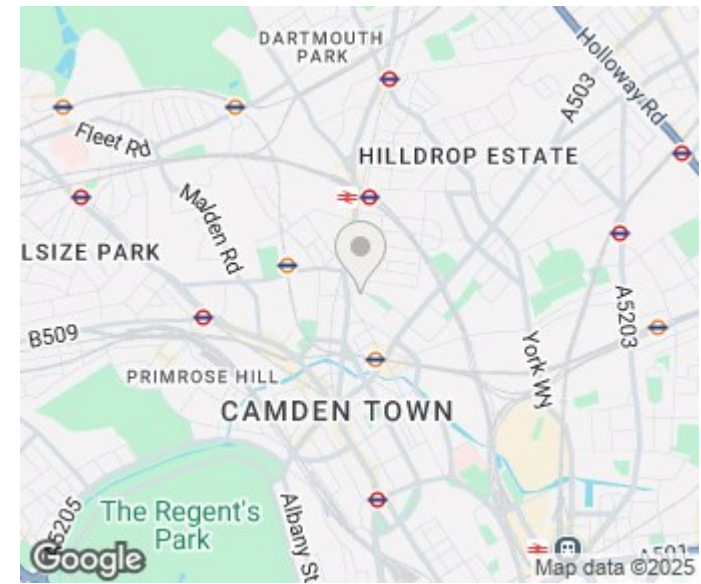
Perfectly placed within the catchment area for Camden School for Girls and The College Français Bilingue de Londres, the property is also superbly connected. Camden Town (Northern Line), Camden Road (Overground), Kentish Town (Thameslink), and King's Cross St Pancras International are all within easy reach, offering swift access across London and beyond.

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Rochester Road, NW1  
Approximate Gross Internal Area 1512 sq ft / 140 sq m



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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	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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