

CAMDEN PARK ROAD  
LONDON, NW1

GRANT J BATES  
— PROPERTY —







# This beautifully reimagined period house balances original character with refined contemporary design

GJB

## Camden Park Road, London, NW1

### Freehold

- Reimagined Period Home
- Design-Led Renovation
- Open-Plan Living
- Bespoke Shaker Kitchen
- Premium Integrated Appliances
- Principal Bedroom Suite
- Underfloor Heating
- Landscaped Garden
- Original Character Preserved
- Excellent Transport Links

### Description

Set within easy reach of Kentish Town and Camden Town, this beautifully reimagined period house balances original character with calm, contemporary design. Renovated to an exacting standard, the home showcases thoughtful craftsmanship, premium materials and a cohesive, design-led aesthetic.

Arranged over three floors and extending to over 2,000 sq ft, the accommodation is generous and well considered. The ground floor is centred around a striking open-plan kitchen, dining and living space, opening directly onto the garden to create seamless flow for everyday living and entertaining. A bespoke shaker-style kitchen features porcelain worktops, integrated Smeg appliances, a 4-in-1 boiling water tap, alongside a pantry and separate utility room. To the front, a formal reception room provides a more intimate retreat, with a guest W/C completing the level. The first floor hosts the principal bedroom suite with en-suite bathroom and dedicated dressing room, alongside a further bedroom ideal as a nursery, guest room or study.

Two additional bedrooms occupy the second floor, positioned alongside a refined family bathroom, with one benefitting from a walk-in wardrobe.

Engineered wood flooring runs through the principal living areas, with new carpets to the bedrooms. Brand-new timber sash windows, bespoke internal doors, underfloor heating to the ground floor and bathrooms, and finishes by Mandarin Stone and Claybrook complete the home. Floor-to-ceiling Cortizo sliding doors open onto a landscaped garden, while repointed brickwork enhances kerb appeal.

### Situation

Camden Park Road is ideally located for Regent's Park, Regent's Canal, King's Cross, and excellent transport links via Camden Road Overground and Camden Town Underground.

### Additional Information

**Local Authority:** London Borough of Camden

**Council Tax Band:** TBC

**EPC Rating:** TBC

### Grant J Bates

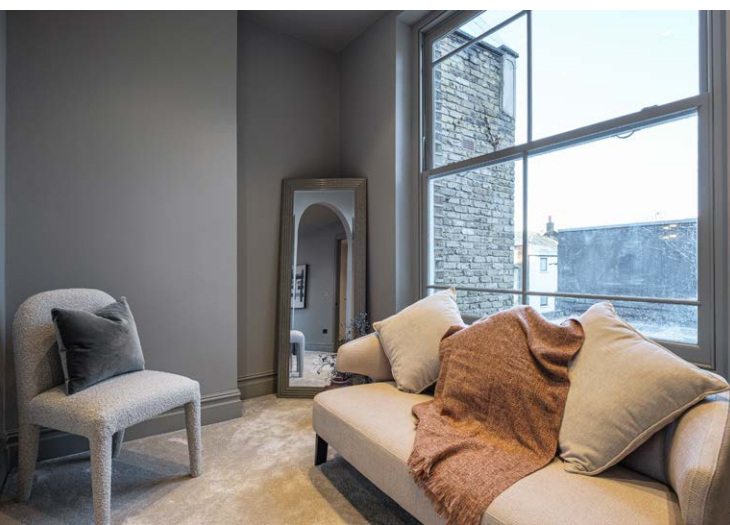
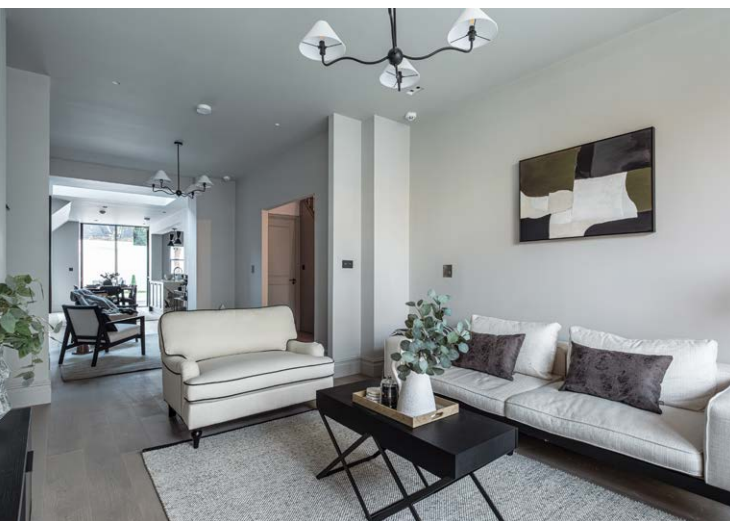
#### Director

0207 981 2584

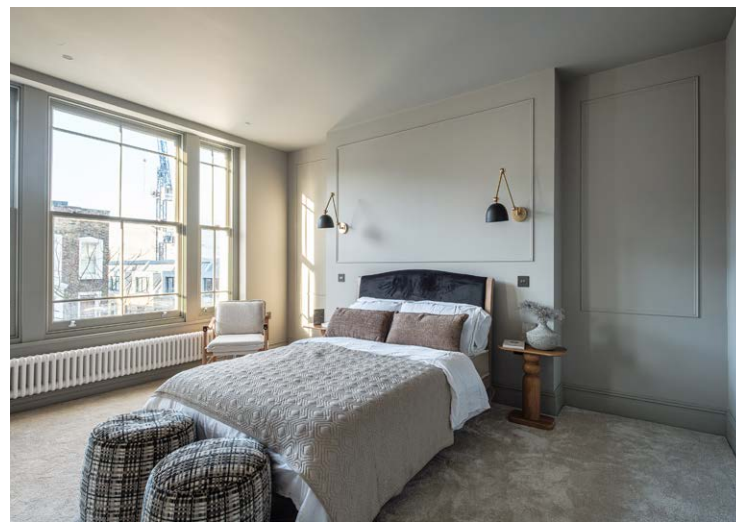
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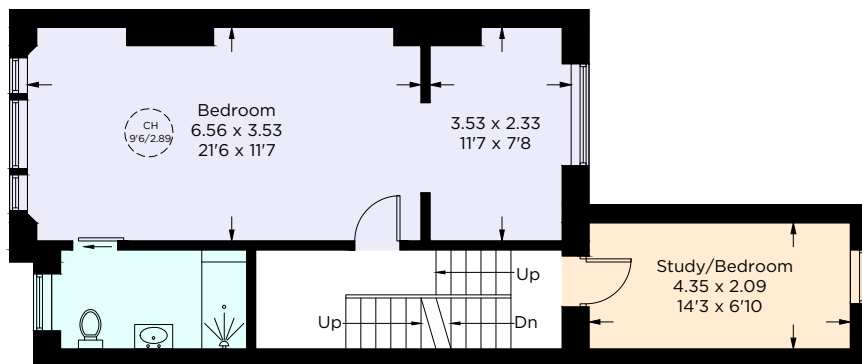




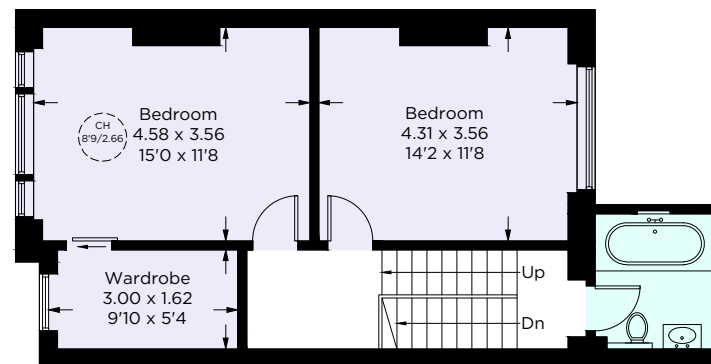




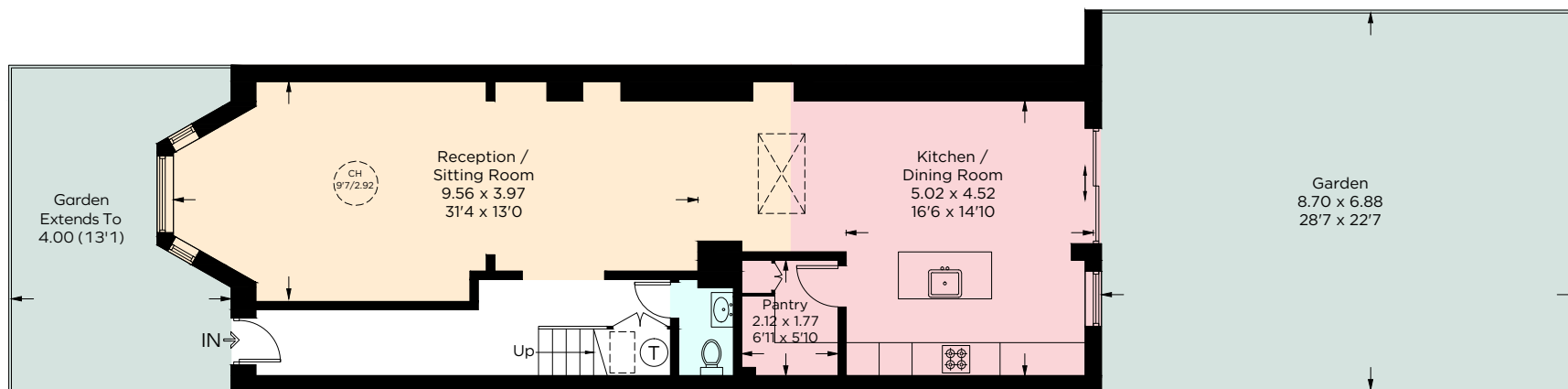
CH = Ceiling Height  
= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

## Camden Park Road

Approximate Gross Internal Area = 192.9 sq m / 2076 sq ft

Approximate Gross External Area = 79.5 sq m / 856 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fixtures etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.