



# Marsden Street

Kentish Town, NW5

Asking Price £1,275,000

A wonderful end of terrace period home presented in excellent condition throughout. This stylish house boasts a good layout and generously proportioned rooms throughout. The ground floor offers a spacious reception room incorporating the dining area. There is a charming rear walled garden that is accessed directly from the kitchen. On the upper two floors you'll find the family bathroom and four double bedrooms.





# Marsden Street

## Kentish Town, NW5

- Nice community vibe
- Four double bedrooms
- Front and back gardens
- Chain-free
- Freehold
- Well-presented





Ideally located in this tree lined residential street with access to the many amenities and transport links of Camden, Chalk Farm and Kentish Town West Station. Marsden Street has a good community vibe and the residents enjoy living there.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** London Borough of Camden  
**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

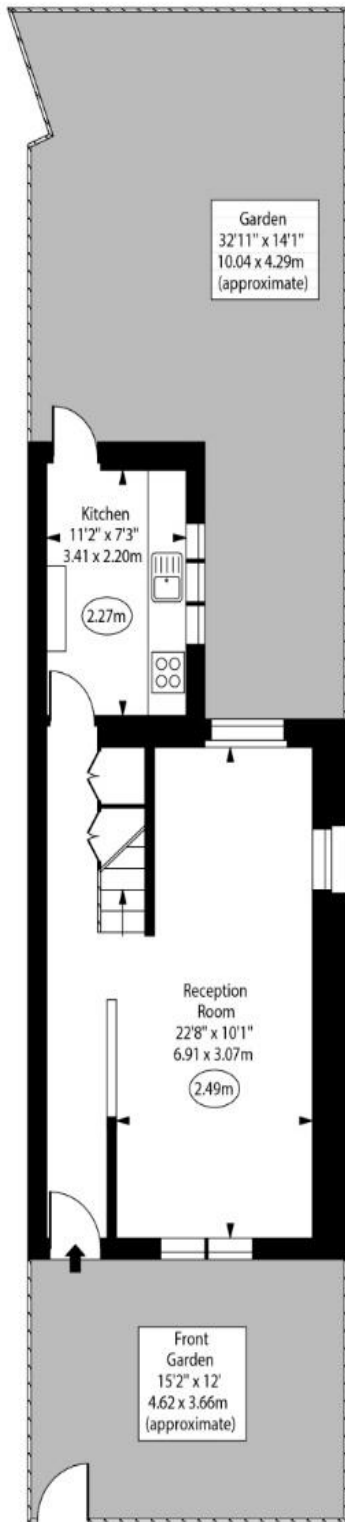
### Chestertons Camden & Kentish Town Sales

225 Kentish Town Road  
 London – NW5 2JU  
 camden@chestertons.co.uk  
 020 7267 2053  
 chestertons.co.uk

Marsden Street,  
Kentish Town

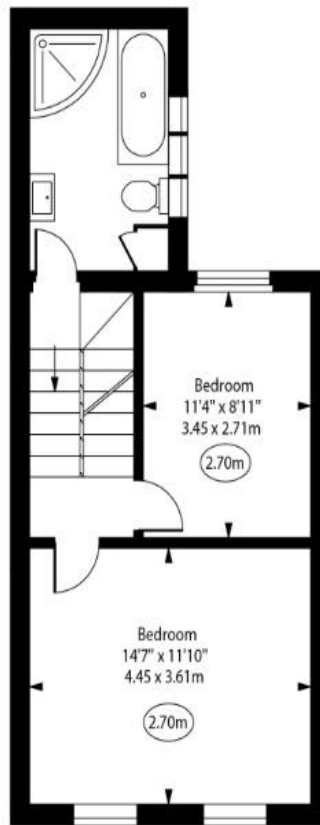


○ - Ceiling Height



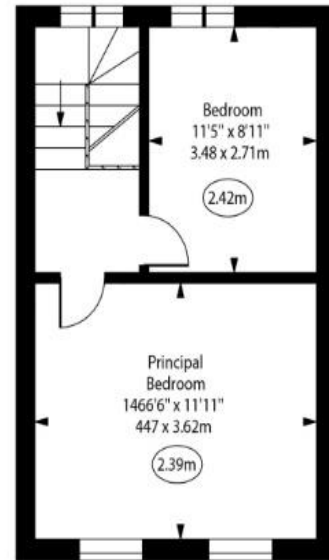
Ground Floor

Gross Internal Area - 406 Sq Ft - 37.72 Sq M



First Floor

Gross Internal Area - 433 Sq Ft - 40.22 Sq M



Second Floor

Gross Internal Area - 345 Sq Ft - 32.05 Sq M

Approx Gross Internal Area 1184 Sq Ft - 109.99 Sq M

For Illustration Purposes Only - Not To Scale  
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