



Willes Road

London, NW5

Asking Price £2,250,000

This charming, contemporary freehold home boasts generously proportioned living spaces, an abundance of natural light and a high quality finish throughout. Entering on the ground floor, you're met by a welcoming entrance hall that sets the tone for the home's inviting atmosphere. A bright reception room is a standout feature, with expansive sliding doors that open onto a grassed garden, flooding the space with natural light. A guest W/C and ample storage complete this floor. Downstairs, the lower ground boasts a spacious kitchen and dining area featuring sleek finishes & integrated modern appliances. Similar to upstairs, large sliding doors lead out onto a private patio garden. Thoughtfully designed stairs connect the patio area to the grassed garden above, creating a seamless flow between both spaces. The fourth bedroom is also located on this floor which doubles as a TV room or snug, perfect for relaxing or entertaining.

CHESTERTONS



Willes Road

London, NW5

- Excellent Location
- Four Bedrooms
- Prime Road
- Great Condition
- Chain Free



The first floor is entirely devoted to the principal bedroom suite and features built-in wardrobes, a luxurious ensuite bathroom complete with his and hers sinks, a freestanding bath, and a walk-in shower. Additionally, there is the added feature of a large private patio – the ideal spot for a quiet coffee or evening drink. The top floor features two additional well-proportioned double bedrooms and a stylish family bathroom. Willes Road is a prime Kentish Town address in easy reach of the amenities, bars, shops and restaurants of Kentish Town and Camden Town. The Collège Français Bilingue de Londres is at the end of the road and there are other excellent schools nearby. Transport is easy with numerous bus links on your doorstep as well as good access to both stations.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough Of Camden

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)	92	92
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

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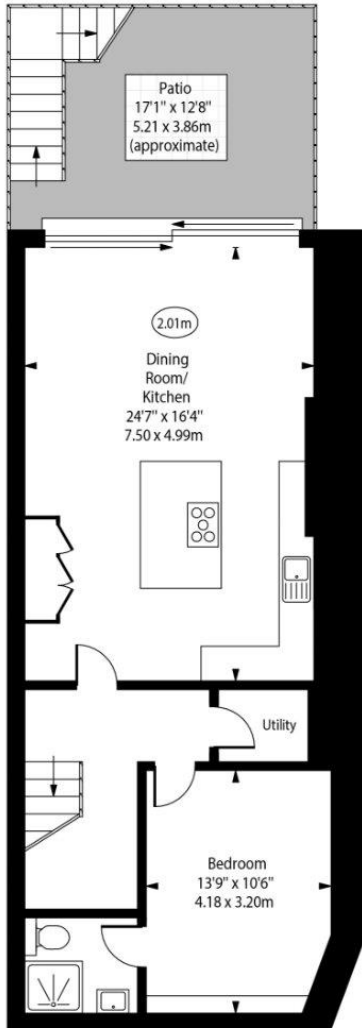
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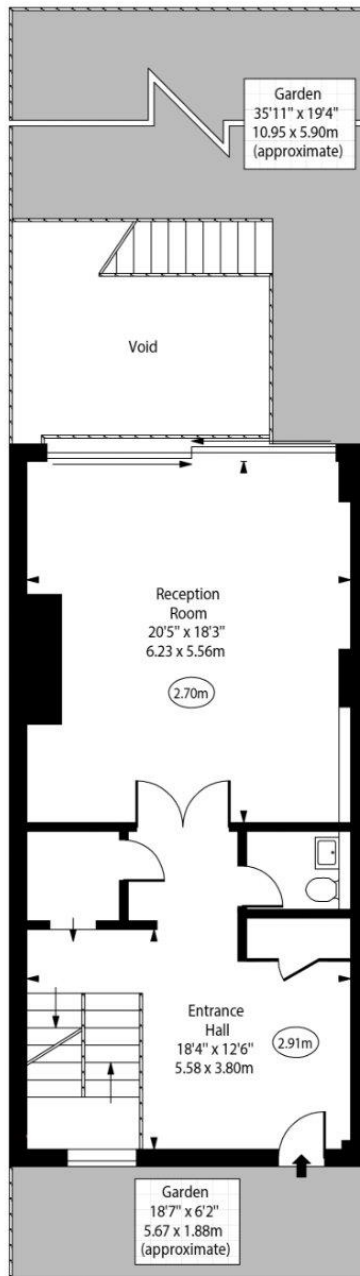


○ - Ceiling Height



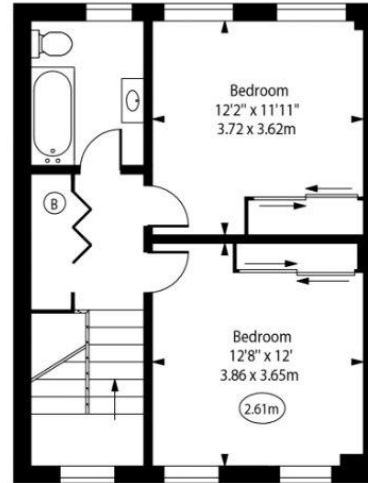
Lower Ground Floor

Gross Internal Area - 732 Sq Ft - 68.00 Sq M



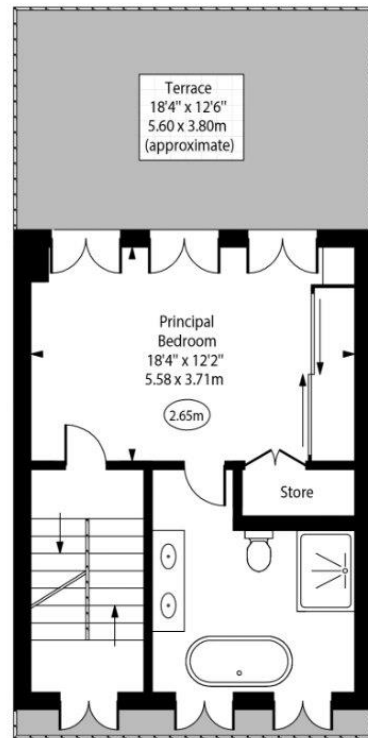
Ground Floor

Gross Internal Area - 726 Sq Ft - 67.44 Sq M



Second Floor

Gross Internal Area - 485 Sq Ft - 45.06 Sq M



First Floor

Gross Internal Area - 472 Sq Ft - 43.85 Sq M

Approx Gross Internal Area 2415 Sq Ft - 224.35 Sq M

For Illustration Purposes Only - Not To Scale

