



Lawford Road

London, NW5

Asking Price £1,565,000

A spacious and wonderfully bright three bedroom upper maisonette within this grand Victorian semi detached house, complete with a delightful roof terrace. Cleverly arranged with elegant and generously proportioned rooms, a wealth of period features and an abundance of natural light from the large sash windows and skylights. The double width living room and kitchen diner with open fireplaces are ideal for entertaining away from the upstairs bedrooms. In addition to the two double bedrooms on the second level, is the superb master suite incorporating the mezzanine level master bedroom with its own separate snug area. Further benefits include a separate WC and an office area. Chain-free and share of freehold.

CHESTERTONS



Lawford Road

London, NW5

- Excellent entertaining space
- Three bedrooms
- Family bathroom and separate WC
- Roof terrace
- Excellent location
- Chain-free



Lawford Road is generally a quiet location with minimal traffic and is considered one of Kentish Town's most sought after addresses. It offers good access to the many local schools and attractions with excellent transport links to the City, West End and St Pancras International. In the catchment for Camden School for Girls.

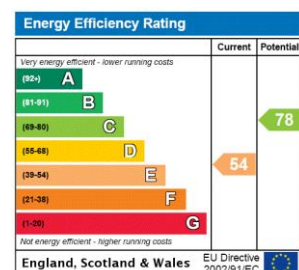
Tenure: Share of Freehold with 955 years remaining.

Service Charge: ad hoc

Ground Rent: £0

Local Authority: London Borough Of Camden

Council Tax Band: E



Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

NW1 7PP

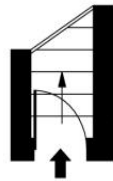
camden@chestertons.co.uk

020 7267 2053

chestertons.co.uk

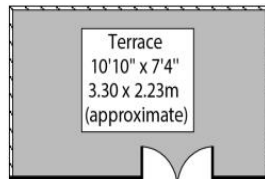
Lawford Road

○ - Ceiling Height

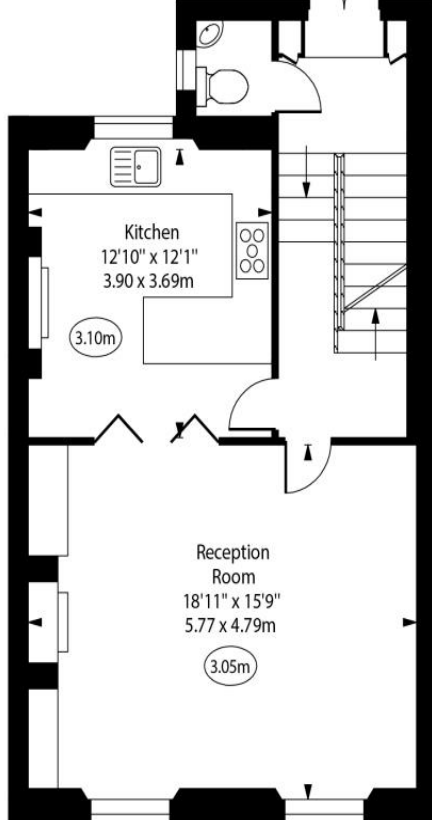


Ground Floor
Entrance

Gross Internal Area - 14 Sq Ft - 1.30 Sq M

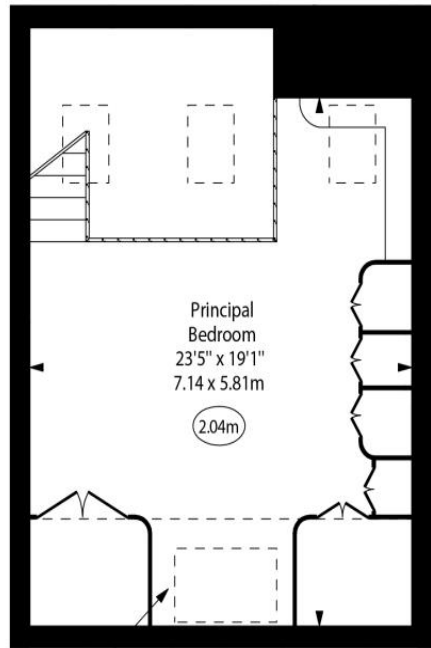


Terrace
10'10" x 7'4"
3.30 x 2.23m
(approximate)



First Floor

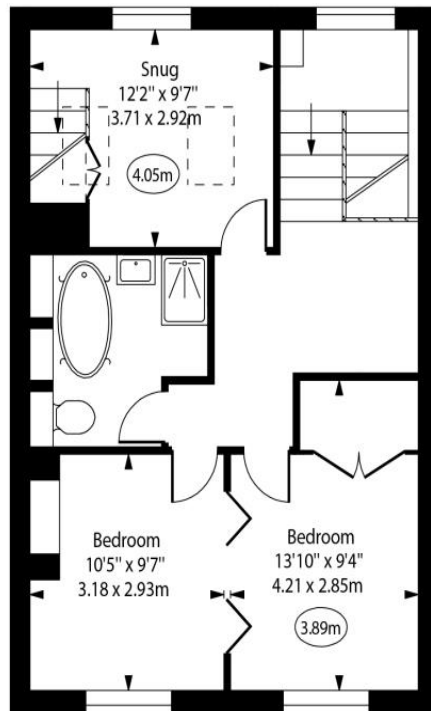
Gross Internal Area - 610 Sq Ft - 56.67 Sq M



Principal
Bedroom
23'5" x 19'1"
7.14 x 5.81m
(2.04m)

Restricted Height Area Third Floor

Gross Internal Area - 380 Sq Ft - 35.30 Sq M



Second Floor

Gross Internal Area - 568 Sq Ft - 52.77 Sq M

Approx Gross Internal Area

1482 Sq Ft - 137.68 Sq M

Approx. Floor Area Including Restricted Heights

1572 Sq Ft - 146.04 Sq M

(Including Eaves Storage)

(Excluding Void)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 026388R

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable