



Burghley Road

Kentish Town, NW5

Asking Price £825,000

Nestled on a highly desirable road in Tufnell Park, this delightful two-bedroom garden flat effortlessly blends period charm with modern comfort. Bright and airy throughout, the property boasts a spacious reception room with a beautiful bay window. There is a spacious principal bedroom and a well-proportioned second bedroom providing versatility. A stylish, modern family bathroom completes the interior. Outside, the charming and private garden is a true highlight, featuring both a patio and a grassed area along with a handy shed for additional storage.



Burghley Road

Kentish Town, NW5

- Excellent Location
- Garden
- Period Features Throughout
- Close to Station
- Great Condition



The location here does not get much better, with the best the area has to offer in easy reach. Pretty quiet streets yet moments from the independent shops and boutiques of Tufnell Park, the bustle of Kentish Town Road, leafy Dartmouth Park and the wide open spaces of Hampstead Heath and Parliament Hill. Transport is of course excellent with Northern Line, Mainline and Thameslink and Overground links as well as a choice of bus routes all within close proximity.

Tenure: Leasehold

Service Charge: £480 p.a / £300 p.a Sinking Fund

Ground Rent: £0

Local Authority: Camden

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C	73	76
(55-68) D		
(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

99-101 Parkway

Camden

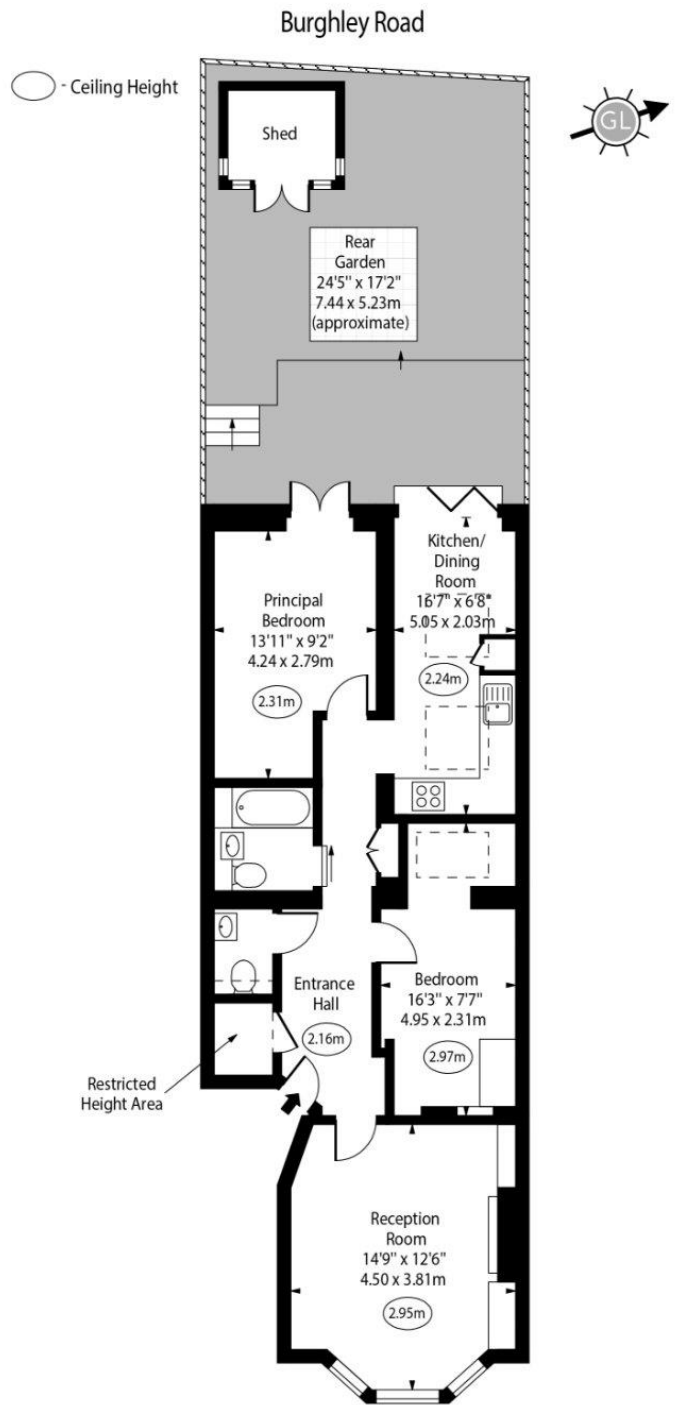
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Ground Floor

Gross Internal Area - 715 Sq Ft - 74.32 Sq M

Approx Gross Internal Area 698 Sq Ft - 64.84 Sq M

Approx. Floor Area Including Restricted Heights 715 Sq Ft - 66.42 Sq M

For Illustration Purposes Only - Not To Scale
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