

Cathcart Street London, NW5

Guide Price £1,250,000

A delightful end of terrace Victorian home located in the heart of the Inkerman conversation area. Cleverly arranged and stylishly presented accommodation over three floors with four bedrooms - currently arranged as three bedrooms and study, separate living room and family bathroom over the upper two floors. The open plan bespoke kitchen and dining room on the ground floor opens onto the west facing terrace and garden.

CHESTERTONS









Cathcart Street

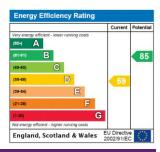
London, NW5

- Well presented
- Great location
- Three/four bedrooms
- Kitchen/diner
- Southerly facing garden



Cathcart Street is a desirable street located to the west of Kentish Town Road you are within easy reach of local amenities, facilities, cafes, restaurants and eateries as well as some of London's finest pubs. Camden Town is within easy reach as are the open spaces of Hampstead Heath. Transport is excellent with major bus routes, Northern Line, Thameslink and Overground stations which offer unparalleled links across London and beyond. In the catchment area of an excellent choice of local schools including the Collège Français Bilingue de Londres.

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



Chestertons Camden & Kentish Town Sales

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Cathcart Street, Kentish Town Garden Restricted Height Area 26'19" x 18'3" 8.18 x 5.56m (approximate) Ceiling Height Store (2.31m Bedroom Loft 10'5" x 5'9" 3.17 x 1.75m Gross Internal Area - 55 Sq Ft - 5.11 Sq M Bedroom 9'9" x 7'10" Reception/ Bedroom Dining 11'1" x 9'7" 2.97 x 2.39m Room/ 3.39 x 2.92m Kitchen 23' x 14'9" 7.01 x 4.50m (2.95m) (2.40m) (2.58m) Reception Room Principal 12'6" x 11'5" Bedroom 3.81 x 3.48m 15'6" x 12'6" 4.72 x 3.81m

Lower Ground Floor Gross Internal Area - 412 Sq Ft - 38.27 Sq M

Upper Ground Floor Gross Internal Area - 430 Sq Ft - 39.95 Sq M

First Floor Gross Internal Area - 368 Sq Ft - 34.19 Sq M

Approx Gross Internal Area

1230 Sq Ft - 114.45 Sq M

Approx. Floor Area Including Restricted Heights

1265 Sq Ft - 117.52 Sq M

(Including Loft)

(Excluding Store)

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