



Fortess Grove

Kentish Town, NW5

Asking Price £875,000

A superbly presented, two double bedroom, semi-detached house, in a highly sought after cul-de-sac, in the heart of Kentish Town. The property has been refurbished to a high standard and is beautifully appointed with high specification fittings. Laid out over three floors, it comprises of two double bedrooms, spacious reception room, modern family bathroom with under-floor heating, fully integrated kitchen/diner & separate study area which has direct access to a delightful courtyard garden. Further benefits include hardwood flooring, double glazed windows, marble worktops in the kitchen, a useful utility area with ample storage space. Chain Free.

CHESTERTONS



Fortess Grove

Kentish Town, NW5

- Very stylish
- Two bedrooms
- Excellent location
- Chain-free
- Freehold



The property is enviably located to make the most of the area taking in the best of both Kentish Town and Tufnell Park with amenities, eateries and facilities all within easy reach. Parliament Hill and Hampstead Heath are nearby and transport links are excellent with three local with direct links across London and further afield.

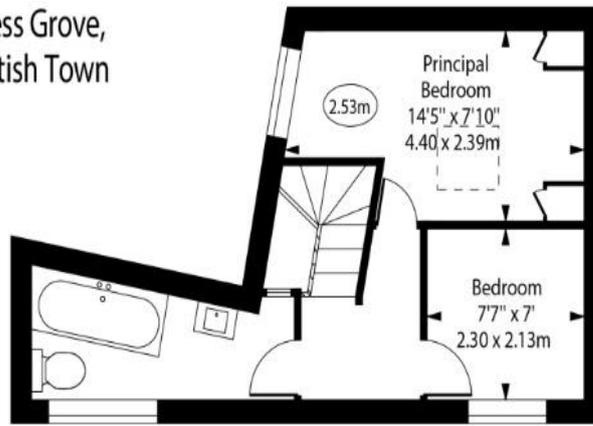
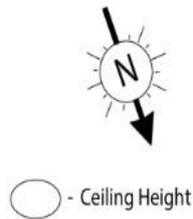
Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Camden
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(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

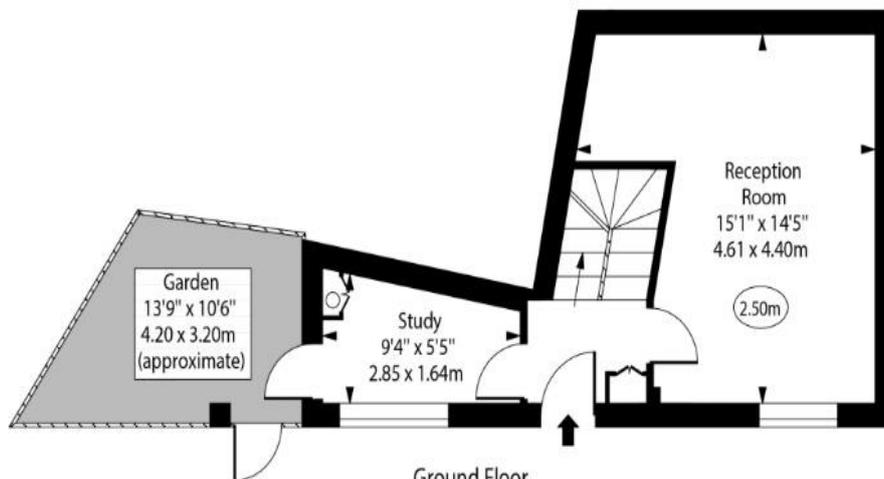
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Fortess Grove,
Kentish Town



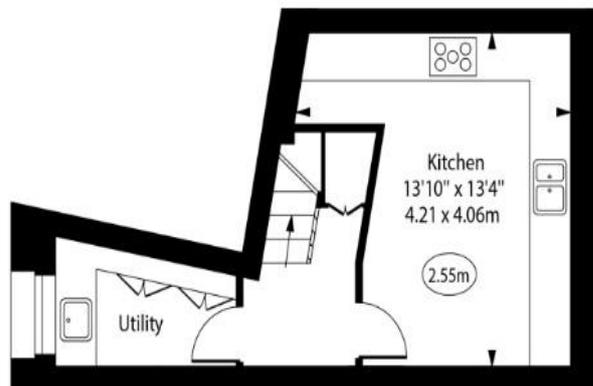
First Floor

Gross Internal Area - 284 Sq Ft - 26.38 Sq M



Ground Floor

Gross Internal Area - 284 Sq Ft - 26.38 Sq M



Lower Ground Floor

Gross Internal Area - 247 Sq Ft - 22.95 Sq M

Approx Gross Internal Area 815 Sq Ft - 75.71 Sq M

For Illustration Purposes Only - Not To Scale