

MATTHEW JAMES

Residential Sales • Lettings • Management



Fortess Road, Kentish Town, NW5 1AD

Asking Price £450,000

An impressive one bedroom split level first floor conversion benefiting from a wealth of original features including a living room open to the kitchen with tall wood sash windows affording plenty of natural light, a lovely decorative cast iron fireplace with marble surround and a high ceiling with ornate cornicing. The double bedroom to the rear of the property leads onto a bathroom fitted with a modern suite. The flat is located well for the independent shops, cafes and restaurants of both Tufnell Park and Kentish Town as well as good transport links into the central and west end of London. To the west and a short walk away lies Parliament Hill Fields with its excellent selection of amenities including a lido, weekend farmers market, athletics running track and tennis courts all of which lead onto the wide open spaces of Hampstead Heath. Share Of Freehold. Chain Free.

First Floor Entrance

Hallway

Entryphone and cupboard with coat rail.

Living Room



A naturally bright room with large twin sash windows, a decorative marble surround fireplace and high ceiling with ornate perimeter cornicework. Built in book shelves to alcoves either side of the fireplace. Leading onto.....

Kitchen



A good sized kitchen with space for a table and chairs with white high gloss wall and base units, oven with four ring gas hob and overhead extractor canopy, space for tall freestanding fridge freezer and plumbed for washing machine. Finished in ceramic splash back tiling.

Double Bedroom



Positioned to the rear of the building with a large sash window overlooking the rear garden and a deep fitted wardrobe with further fitted storage. Steps down to

Bathroom / W.C.



A white suite comprising of a panel enclosed bath with overhead deluge shower rose, wash hand basin set in a vanity unit, chrome heated towel rail, large airing cupboard and low flush w.c. Finished in ceramic wall and floor tiling with a frosted glass window.

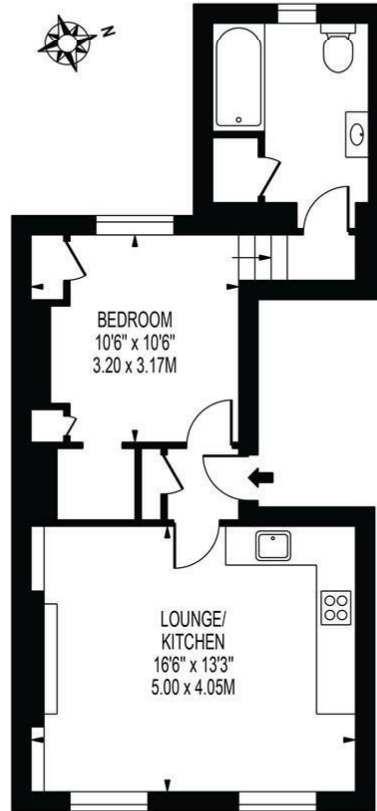
Additional Information



Share Of Freehold (28%)
Camden Council Tax Band C

Floor Plan

FORTESS ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 473 SQ FT - 43.98 SQ M

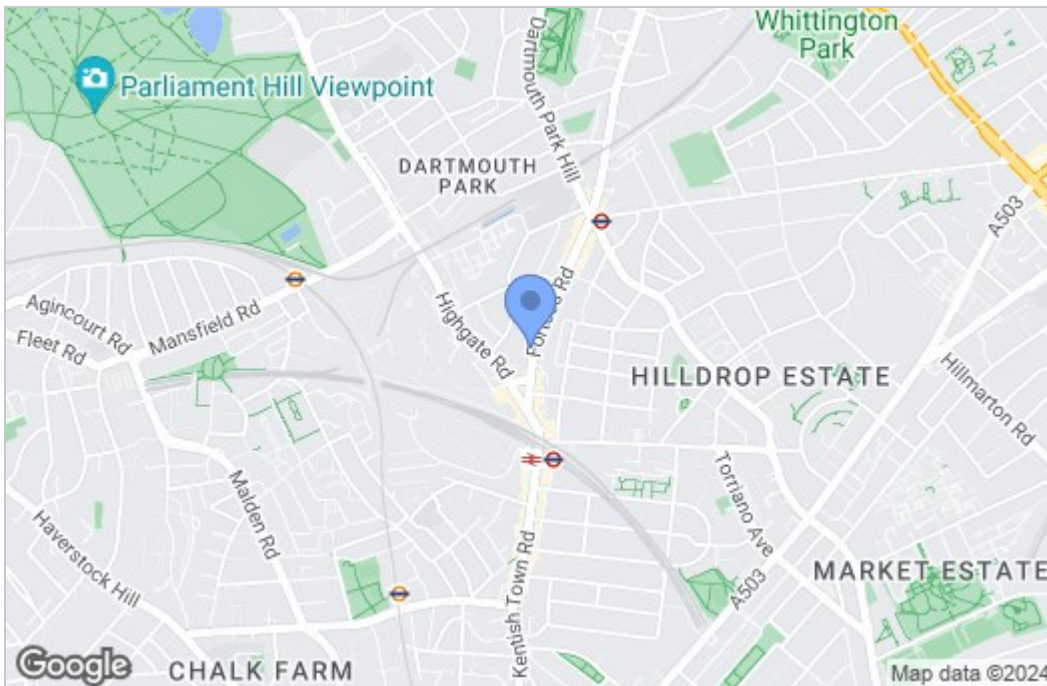


FIRST FLOOR

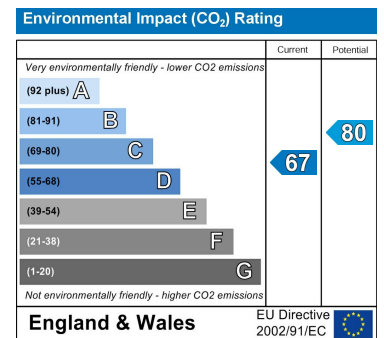
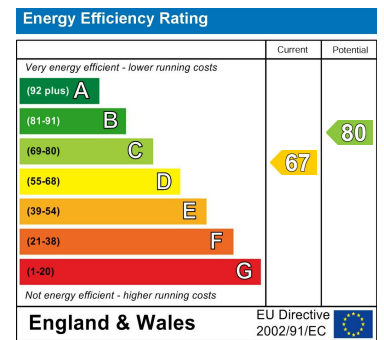
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Area Map



Energy Efficiency Graph



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