

# MATTHEW JAMES

Residential Sales • Lettings • Management



Fortess Road, Kentish Town, NW5 1AD

**Asking Price £459,950**

Positioned to the rear of the building we offer for sale this lovely one double bedroom conversion in excellent condition in much sought after Kentish Terrace with a characterful and bright lounge, a well fitted kitchen, lovely bathroom and double bedroom. Located close to Kentish Town and Tufnell Park tube stations and the independent shops, cafes and restaurants around Tufnell Park and within a short walk to Parliament Hill Fields and the wide open spaces of Hampstead Heath beyond.

## First Floor

Stairs from ground floor entrance lobby to the first floor.

## Entrance Hall

'L' shaped with a large double cupboard with further overhead storage. Intercom system.

## Living Room



This spacious room has character and ample space for both a dining table and lounge furniture. Featuring a nice a high ceiling, tall wood sash window and original wood floor.

## Kitchen



A well designed kitchen with a range of wall and base units with a high gloss white finish and oiled wood preparation surfaces and fitted shelving. Appliances include an oven with four ring gas hob and overhead extractor, freestanding tall fridge freezer and a washing machine. Finished in ceramic splash back wall tiling with durable rubber floor tiles, combination boiler.

## Bathroom



This lovely bathroom has a white suite comprising

of a panel enclosed bath with wall mounted adjustable shower with curtain, wash hand basin with 'swan neck' mixer tap set in a vanity unit, chrome heated towel rail and a low flush w.c. Finished in white ceramic wall tiles and rubber floor tiling.

## Double Bedroom



This superb bedroom has a large sash window, high ceiling and ample wardrobe space.

## additional information

Council tax band: C

Leasehold 89 years remaining

Ground Rent £150 per annum rising every 25 years by £50.00. The next rise is due in 15 years.

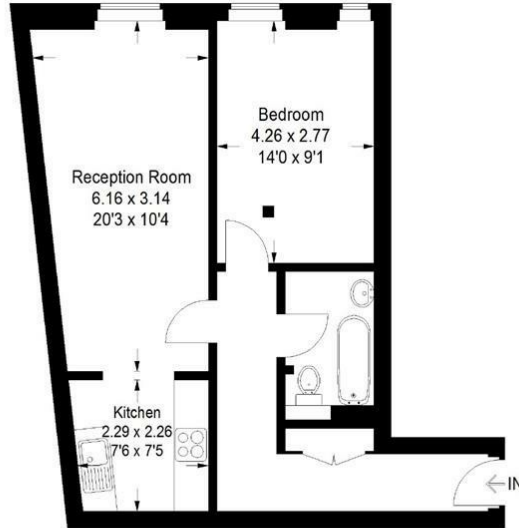
Service Charge for 2024/25 is £1,599.58 (paid in two 6 month installments)

Reserve Fund Annual Payment is £270.50 (paid in two 6 month installments)

# Floor Plan

## 47 Fortress Road, NW5 1AD

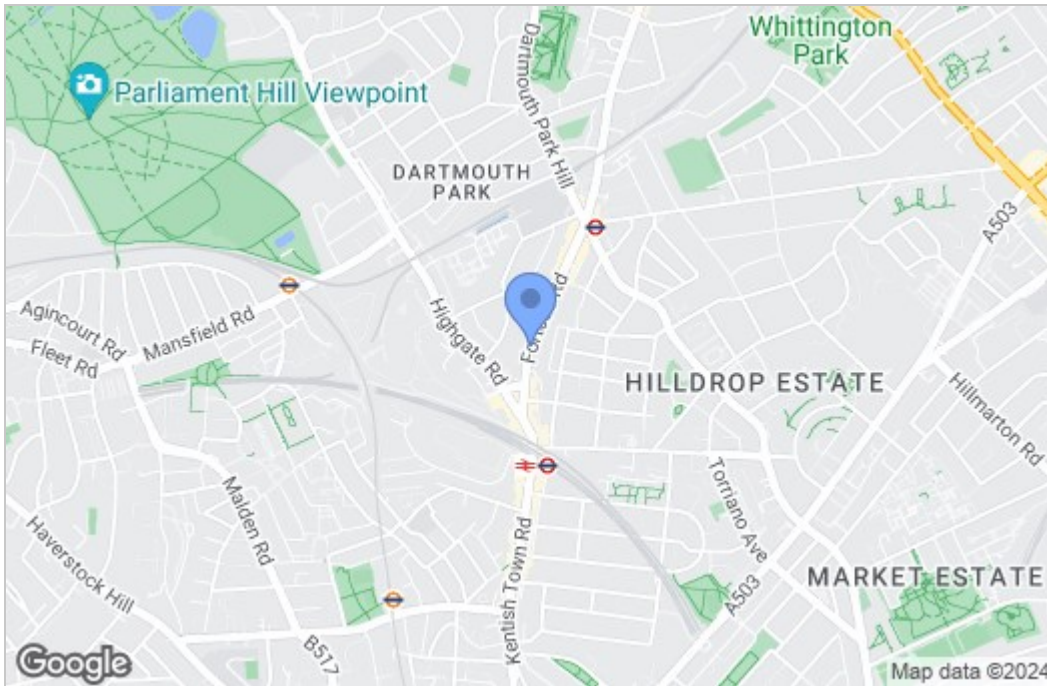
Approximate Gross Internal Area  
50.1 sq m / 539 sq ft



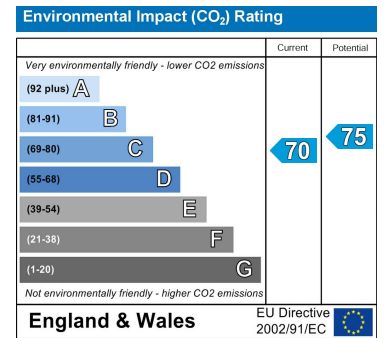
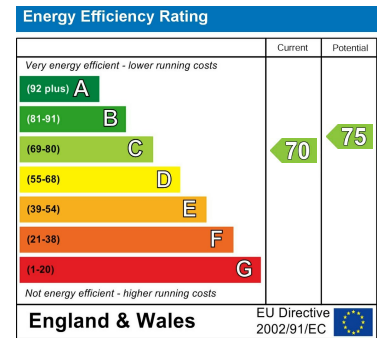
First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 498686)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.