

MATTHEW JAMES

Residential Sales • Lettings • Management



Leighton Grove, London, NW5 2QT

Asking Price £459,950

A generous, conveniently located one bedroom first floor flat in a Victorian conversion with a bright living room, separate fitted kitchen, double bedroom and modern bathroom. The property further benefits from double glazed windows throughout. Positioned on a quiet tree lined turning close to the shops, cafes, restaurants and underground stations of both Tufnell Park and Kentish Town. In addition, there are a number of local bus routes giving access to the City, West End and beyond. The flat is also within walking distance of the wide open spaces of Parliament Hill Fields with Hampstead Heath beyond.

Share of Freehold.

First Floor Entrance

Accessed via a communal staircase from the street door

Hallway

Features include a fitted carpet, spotlights on a track, radiator and steps down to the bathroom.

Lounge



A generous lounge with a fitted carpet, double glazed casement windows to the front of the building, pendant light fitting, radiator and TV, telephone and media points.

Kitchen



A good sized kitchen featuring a range of wooden wall and base units with under unit lighting, stainless steel fittings and dark granite effect worksurfaces, incorporating a fan assisted oven and grill with four ring gas hob and extractor canopy above and a stainless steel sink/drainer with mixer tap. Other features include a fridge and space for a washing machine, room for a small table and chairs, Vaillant Combi boiler, double glazed casement window to the rear of the building, tiled splashbacks, linoleum flooring, pendant light fitting and radiator.

Double Bedroom



Features include a fitted carpet, double glazed casement windows to the front of the building, pendant light fitting and radiator.

Bathroom



A white suite with chrome fittings, comprising of a panel enclosed bath with wall mounted shower fitting, mixer taps and glass shower screen, pedestal wash basin, low flush WC, double glazed windows to the rear of the building, part tiled walls and tiled flooring, inset spotlights and radiator.

Exterior



Additional Information

Share of Freehold

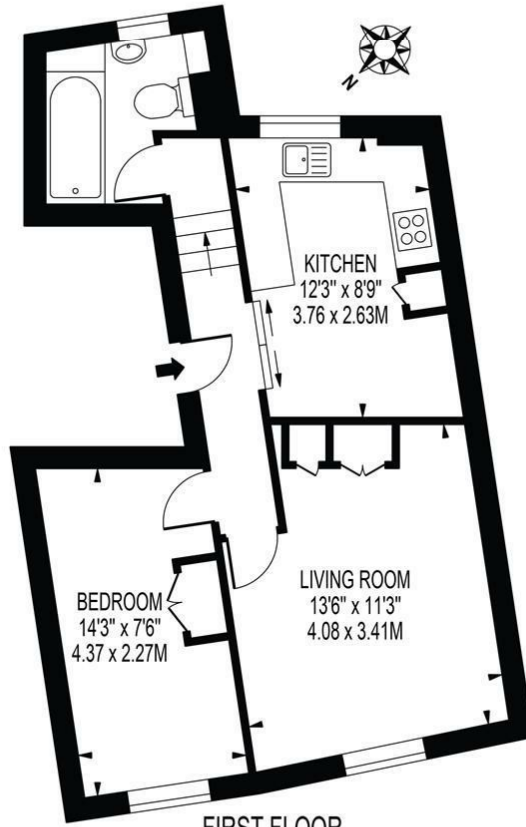
Service Charge - Split Between 3 Flats

Council Tax - Band D, Camden Council

Floor Plan

LEIGHTON GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 470 SQ FT - 43.66 SQ M

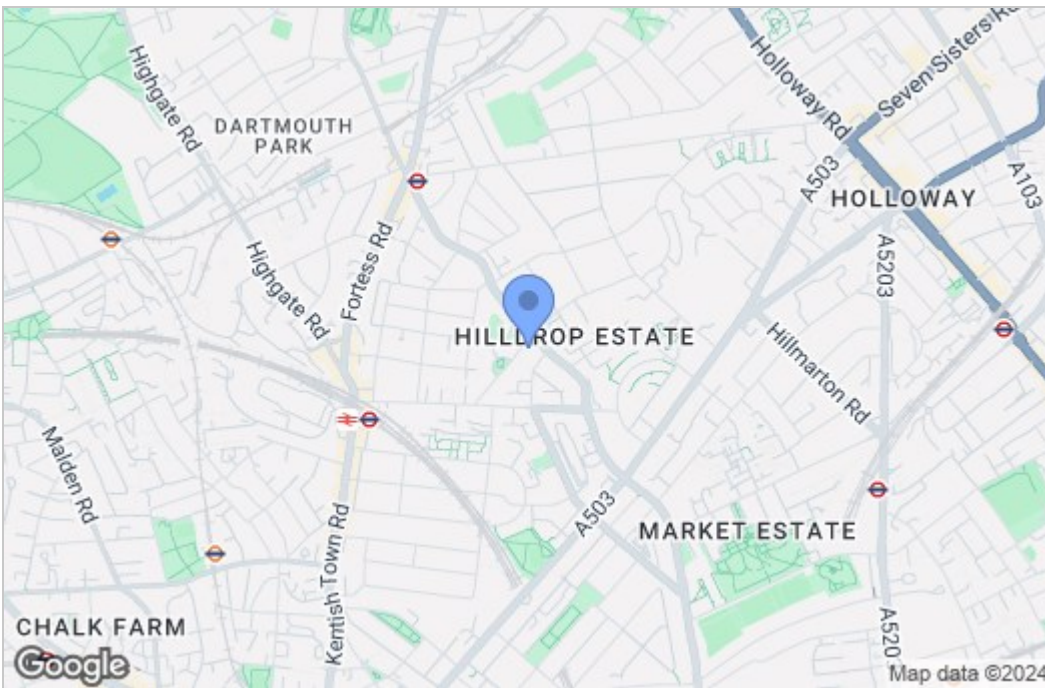


FIRST FLOOR

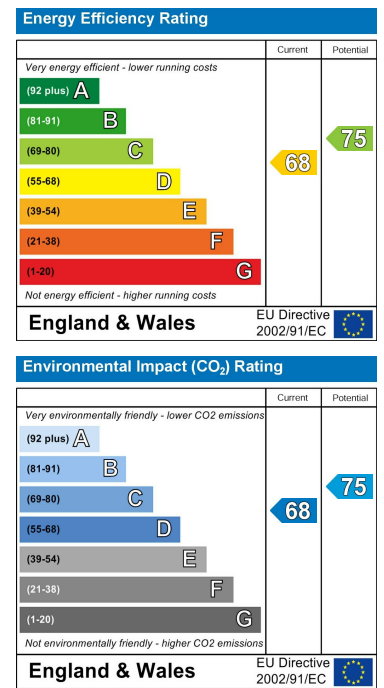
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Area Map



Energy Efficiency Graph



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