

MATTHEW JAMES

Residential Sales • Lettings • Management



Bartholomew Road, London, NW5 2AH

Asking Price £675,000

A beautifully arranged two bedroom flat with a large reception room and separate study / office set on the lower ground floor of a Victorian house, benefitting from its own entrance. The property is located on a quiet popular turning off Kentish Town's high road and is finished to a high standard throughout, with light oak flooring, a modern bathroom and stylish kitchen. The large, bright living room has ample space for both dining and sitting areas and direct access to a private patio garden. Ideally positioned for easy access into Central London and the West End, the property is on the doorstep of vibrant Camden Town and Kentish Town with their shops, cafés, restaurants and transport links, including Northern Line Underground stations and Overground options, along with numerous bus routes. It is also within walking distance of the wide open spaces of Hampstead Heath and outdoor amenities of Parliament Hill Fields including a lido, athletics track, tennis courts and a weekend market.

Share of Freehold.

Lower Ground Floor Private Entrance

Steps down to the front door.

Vestibule

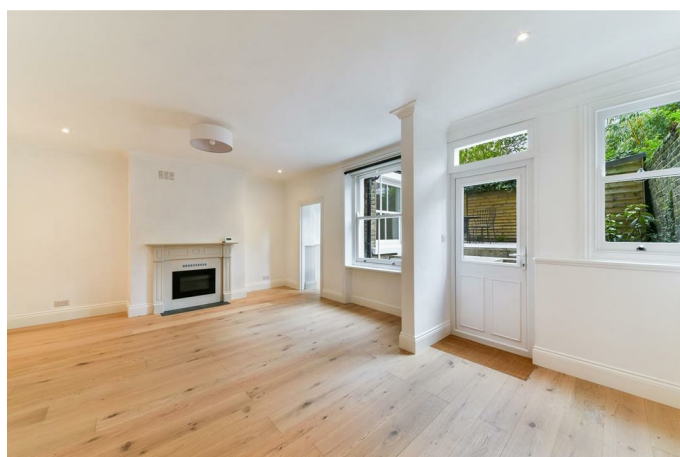
Entrance area with matted flooring, giving access to a storage cupboard as well as a large storage room housing the washing machine. From the entrance space you transition into the kitchen area.

Kitchen



A contemporary modern kitchen comprising dark wood base units and white wall units with under-unit lighting, a dark worktop and stainless-steel sink with a swan neck mixer tap, light oak flooring and inset spotlights. Appliances include a fan assisted oven/grill, a four ring ceramic hob with extractor fan above, integrated dishwasher, fridge/freezer and microwave. A lobby area leads to the bedroom and bathroom.

Living Room



An exceptional and generous reception room with ample space for both dining and sitting areas. Features include a fireplace with a contemporary electric fire, light oak flooring, inset spotlights and pendant light fitting, TV/media points and modern vertical radiators. Double-glazed windows and door give access to a private terraced patio.

Bedroom One



A spacious double bedroom, with light oak flooring, a mirrored wardrobe and double-glazed sash windows with wooden shutters and curtains.

Bathroom



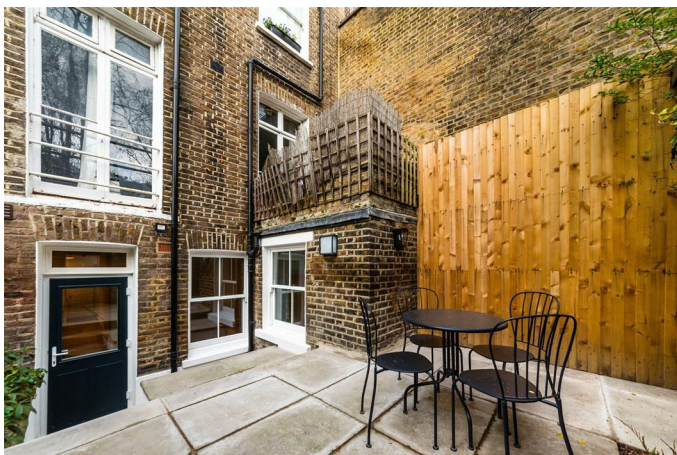
A bright and stylish bathroom in a modern white design with chrome fittings. Features include a bath with both overhead rose and hand-held shower options, mixer taps and glass shower screen, low-flush WC, contemporary wash basin, a large mirrored storage cabinet with vanity lighting above, wall-mounted chrome heated towel rail, part-tiled walls and tiled floor, inset spotlights and extractor fan.

Study / Bedroom Two



The study is an ideal space for working from home, positioned just off the living room and with lovely views onto the rear garden. It could also be used as an additional small bedroom.

Terraced Patio



A private terraced rear patio looking onto a grove of birch trees, with a storage shed and patio lighting.

Exterior

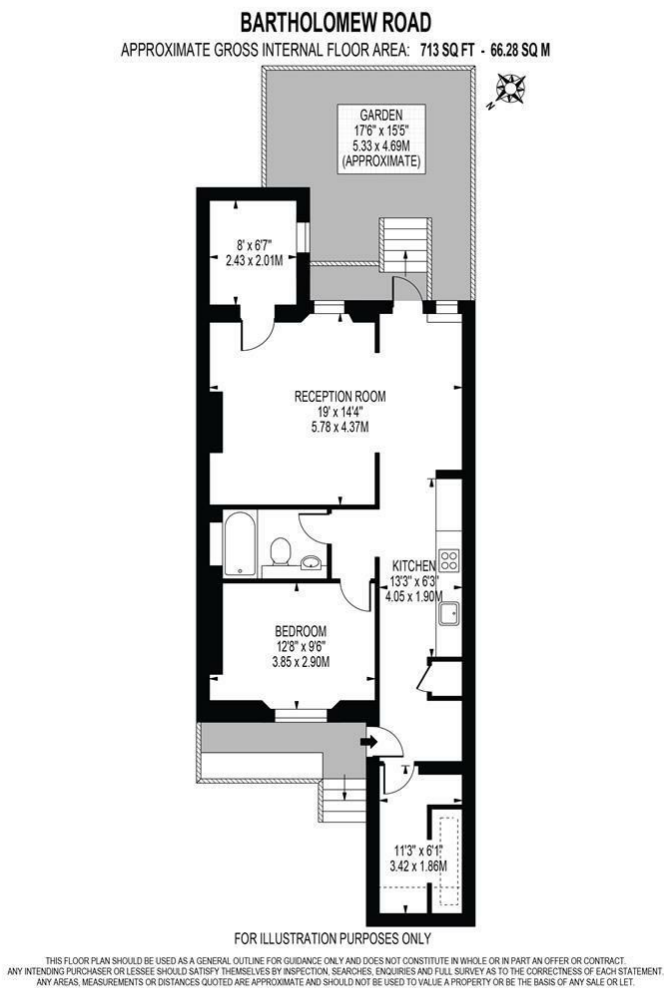


Additional Information

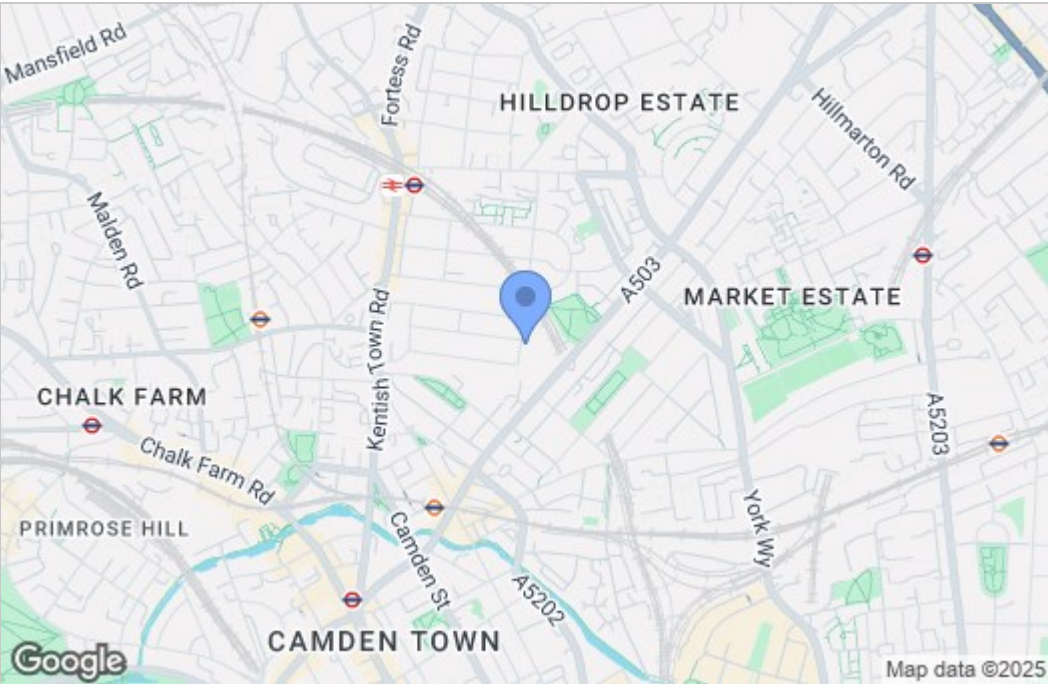
Camden Council Tax Band D
Share of Freehold

Lease - 999 years from 25 December 1986
Ground Rent: a peppercorn, if demanded

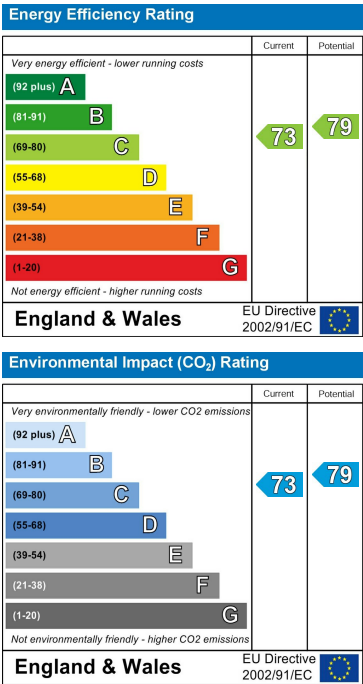
Floor Plan



Area Map



Energy Efficiency Graph



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