

MATTHEW JAMES

Residential Sales • Lettings • Management



The Cotton House, Kentish Town, NW5 1AG

£2,249 Per Month

A delightful two double bedroom second floor apartment, located in the private 'Cotton House' development. Offering a large and beautifully fitted kitchen breakfast room and a lounge opening onto a small balcony, the property is well maintained throughout and benefits from a superb bathroom, oak flooring, double glazing and secured bike storage. Located in a quiet turning and within a short walk of Kentish Towns cafes, restaurants, shops and transport facilities (Northern Line Underground and National Rail Overground). This property does not hold an HMO Licence. Offered Furnished. Available from November 7th.

Second Floor

Entrance Hallway

Oak flooring, intercom, large storage cupboard.

Living Room



A good sized room with oak flooring, track spotlighting and door to balcony.

Kitchen Breakfast Room



A range of white high gloss finish wall and base units with a contrasting dark granite work surface. Integrated appliances include a stainless steel finish oven and four ring gas hob with overhead extractor canopy, full height fridge freezer and dishwasher. Finished in dark ceramic floor tiling.

Bathroom/WC



A white suite comprising of a panel bath with adjustable wall mounted shower, wash hand basin and w.c. Further benefits include a chrome heated towel rail, large wall mounted mirror and linen cupboard housing washing machine. Finished in ceramic wall and floor tiling.

Bedroom One



Oak flooring and track spotlighting.

Bedroom Two



Oak flooring and track spotlighting.

Exterior

Small balcony accessed via the Living Room. Secure bicycle storage.

[Additional Information](#)

Camden Council Tax Band - E

Minimum 12 month Tenancy Period

Holding Deposit Equivalent To One Week's Agreed

Rent Level e.g. 1 x £519 = £519

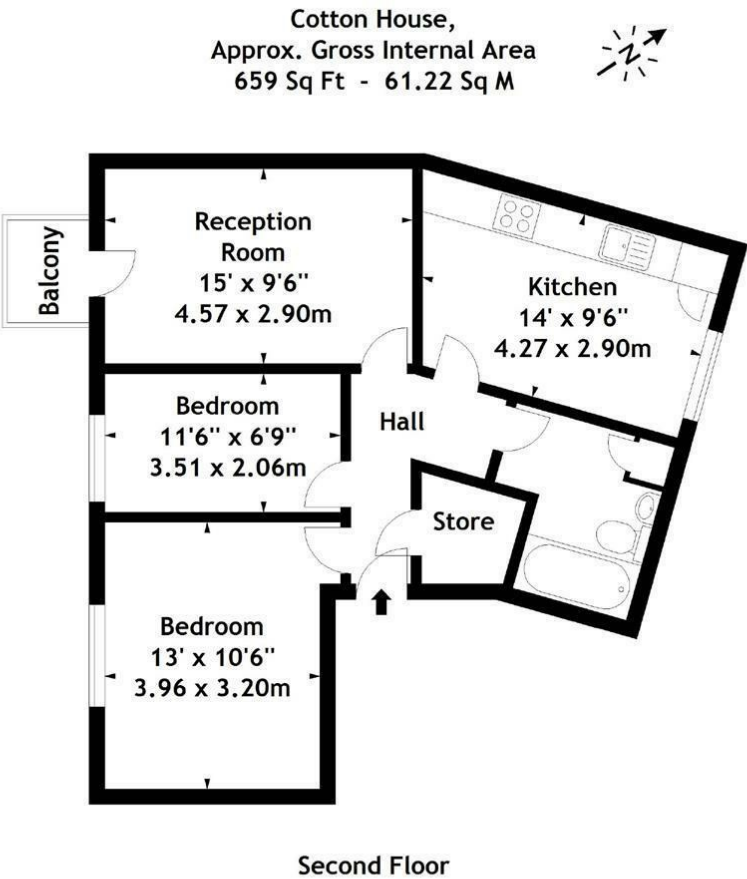
Full Deposit (Including Holding Deposit) Equivalent

To 5 Weeks' Agreed Rent Level e.g. 5 x £519 =

£2,595

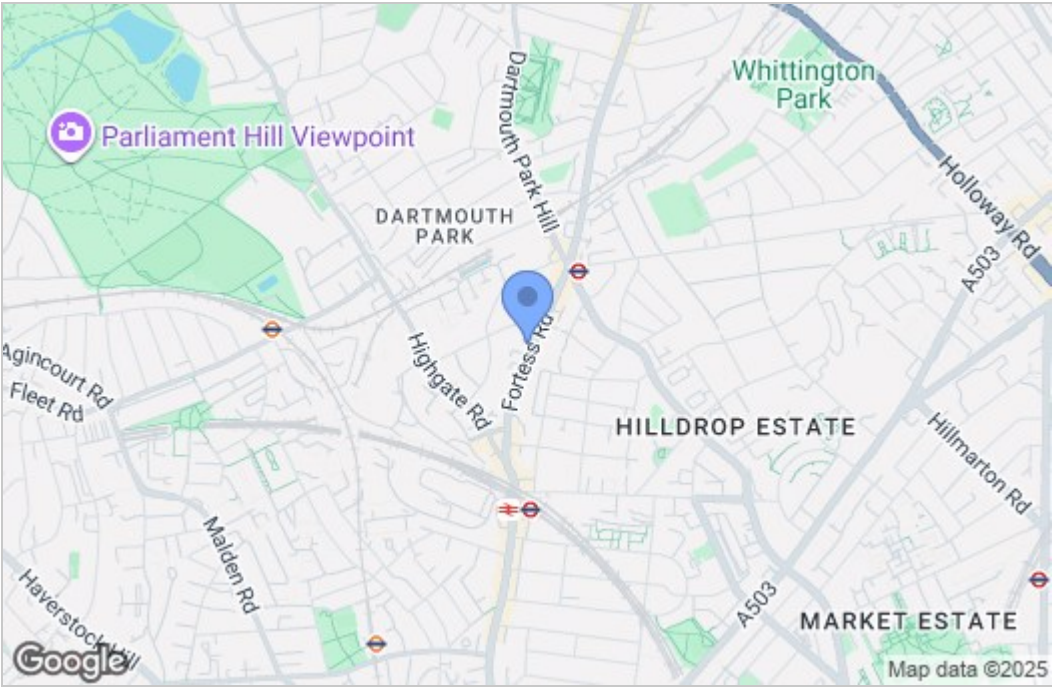
This property does not hold an HMO licence

Floor Plan

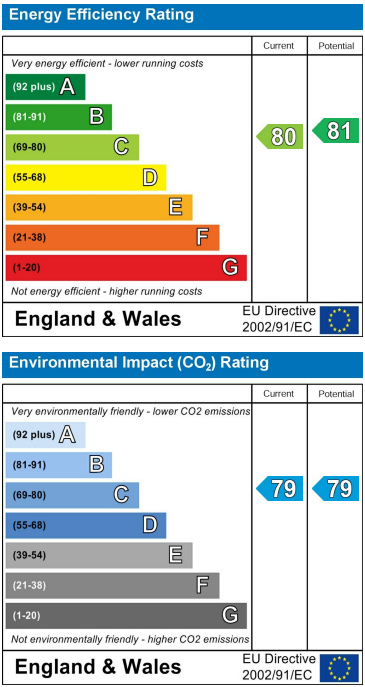


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Area Map



Energy Efficiency Graph



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