



FOR SALE

Leighton Road, Kentish Town NW5

PRICE £1,450,000.00

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW52JU Tel: 0207 284 1222 Email: hello@oliverstown.com



5 Bedroom



Kitchen



2 Reception



2 Bathroom



Garden



Parking Permit

Leighton Road, Kentish Town NW5

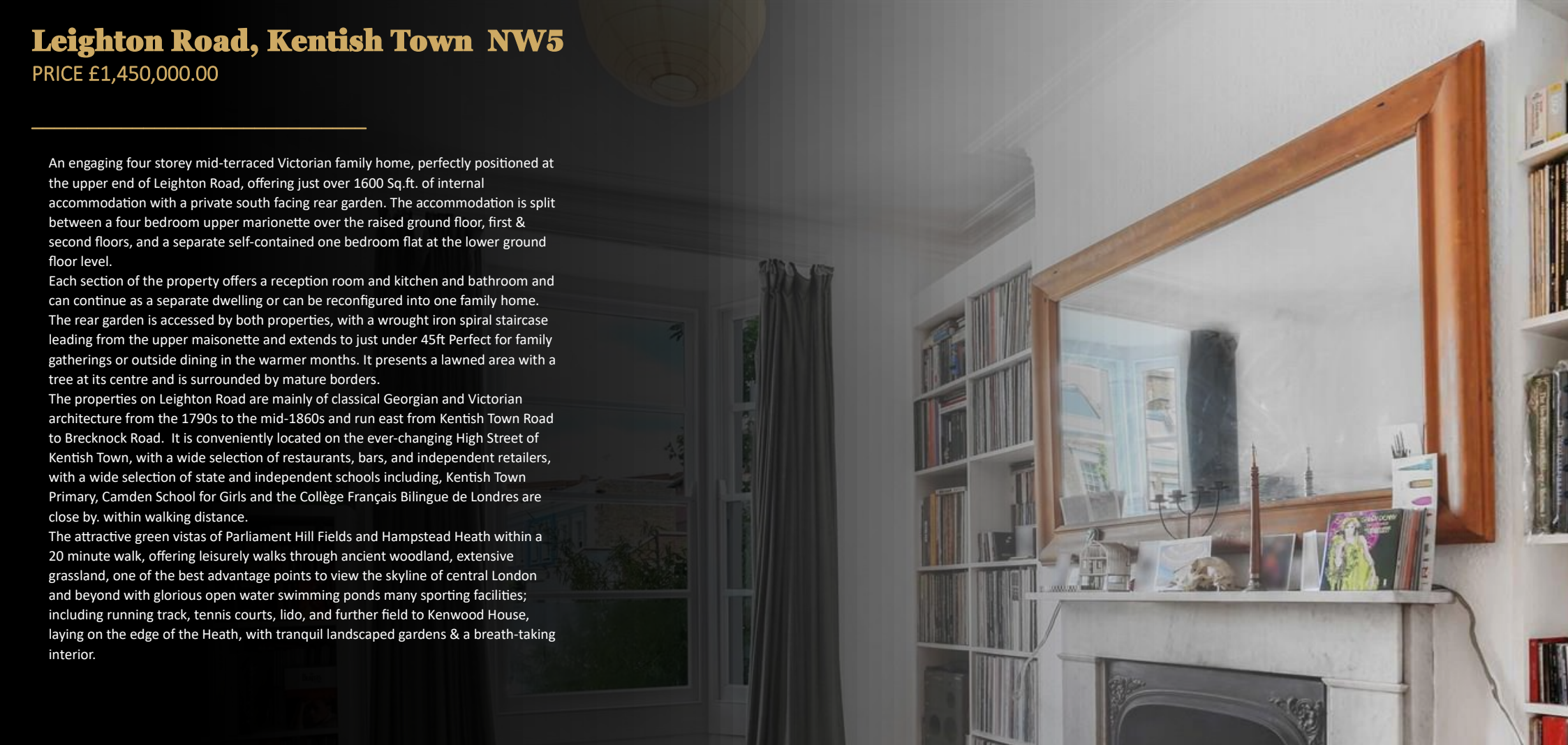
PRICE £1,450,000.00

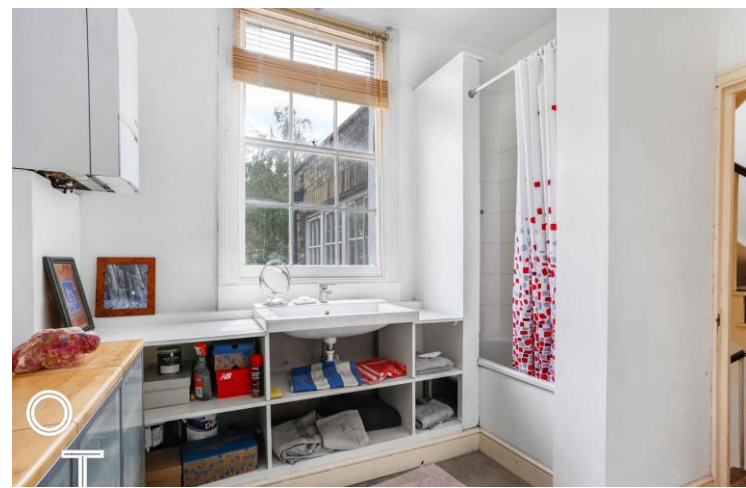
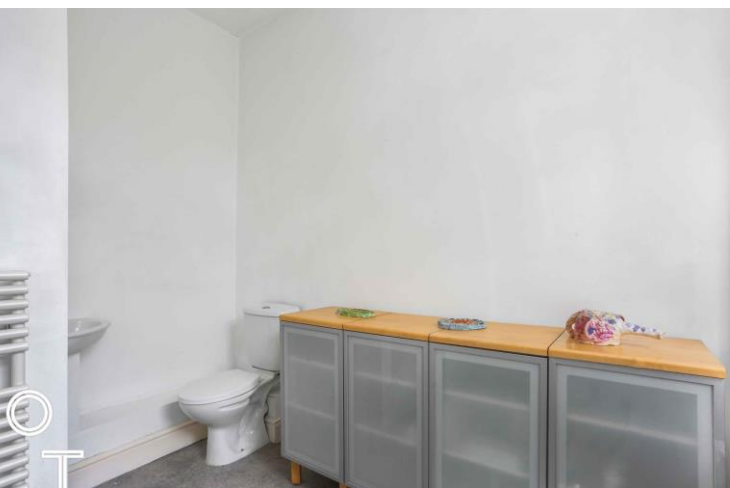
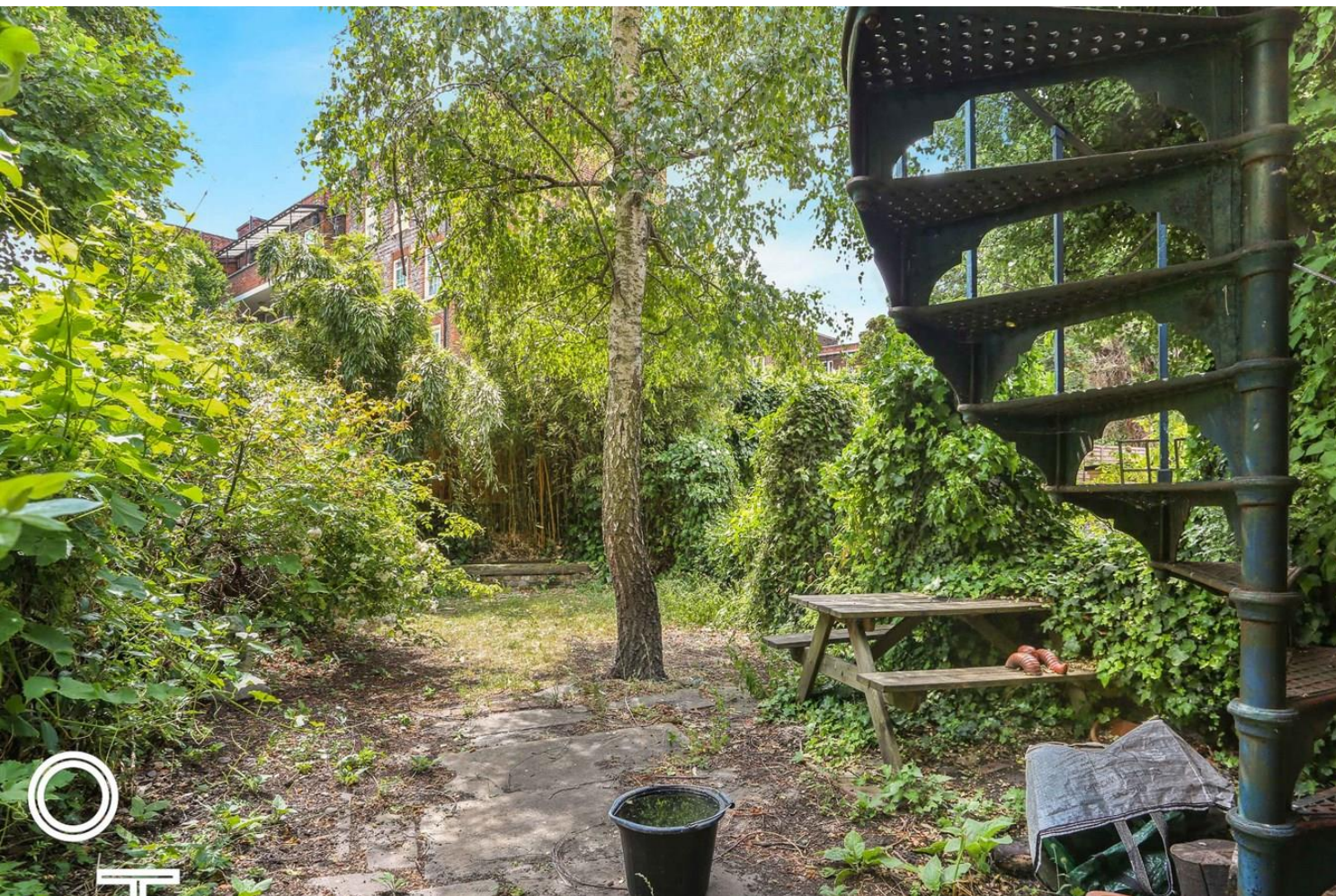
An engaging four storey mid-terraced Victorian family home, perfectly positioned at the upper end of Leighton Road, offering just over 1600 Sq.ft. of internal accommodation with a private south facing rear garden. The accommodation is split between a four bedroom upper maisonette over the raised ground floor, first & second floors, and a separate self-contained one bedroom flat at the lower ground floor level.

Each section of the property offers a reception room and kitchen and bathroom and can continue as a separate dwelling or can be reconfigured into one family home. The rear garden is accessed by both properties, with a wrought iron spiral staircase leading from the upper maisonette and extends to just under 45ft Perfect for family gatherings or outside dining in the warmer months. It presents a lawned area with a tree at its centre and is surrounded by mature borders.

The properties on Leighton Road are mainly of classical Georgian and Victorian architecture from the 1790s to the mid-1860s and run east from Kentish Town Road to Brecknock Road. It is conveniently located on the ever-changing High Street of Kentish Town, with a wide selection of restaurants, bars, and independent retailers, with a wide selection of state and independent schools including, Kentish Town Primary, Camden School for Girls and the Collège Français Bilingue de Londres are close by, within walking distance.

The attractive green vistas of Parliament Hill Fields and Hampstead Heath within a 20 minute walk, offering leisurely walks through ancient woodland, extensive grasslands, one of the best advantage points to view the skyline of central London and beyond with glorious open water swimming ponds many sporting facilities; including running track, tennis courts, lido, and further field to Kenwood House, laying on the edge of the Heath, with tranquil landscaped gardens & a breath-taking interior.







1,450,000.00



5 Bedroom



Freehold



2 Bathroom



London Borough of Camden



2 Reception



Council Tax Band



Garden



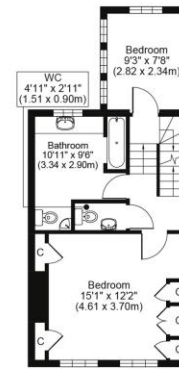
EPC Band



Parking Permit

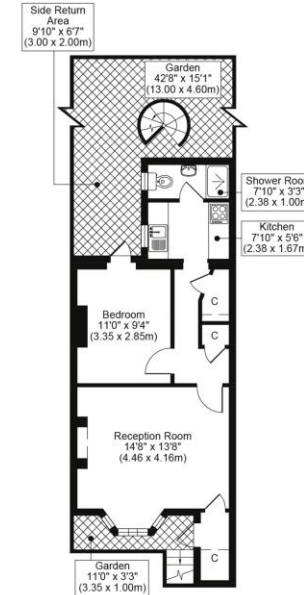
LEIGHTON ROAD, NW5

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1612 SQ.FT (150 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1583 SQ.FT (147 SQ.M)



FIRST FLOOR

SECOND FLOOR



LOWER GROUND FLOOR

RAISED GROUND FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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