

FOR SALE

## Fortess Yard, Kentish Town NW5

PRICE £750,000.00

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: hello@oliverstown.com



2 Bedroom



Kitchen



1 Reception



1 Bathroom



Garden &



Private Road



# Fortess Yard, Kentish Town NW5

PRICE £750,000.00

This wonderful two-bedroom house sits on a secluded Victorian terrace at the northern end of Kentish Town, just off Fortess Road in a former industrial mews. Executed with a light touch, the internal spaces have been sensitively reimagined to celebrate the house's original period, with the facade comprising of a traditional London stock brick and black timber cladding at ground floor level with a luscious creeping vine which drapes over a wrought iron Juliet balcony. The house is located on a private cobbled road initially built as stables and is only one of a few to occupy this position.

The interior offers a rich plate of bespoke carpentry and designs features with the entrance takes you to a paired back minimalist hallway with striped wood joinery exposed wood floors and staircase and plastered walls leading to the first of two spacious living area. This area houses the kitchen dining room filled with bespoke cabinetry set around dining table, with the kitchen to the rear as is illuminated by a large picture window. Located to the rear is the bathroom pair back in it décor. Featuring a white butler hand basin and white metro tiles walls.

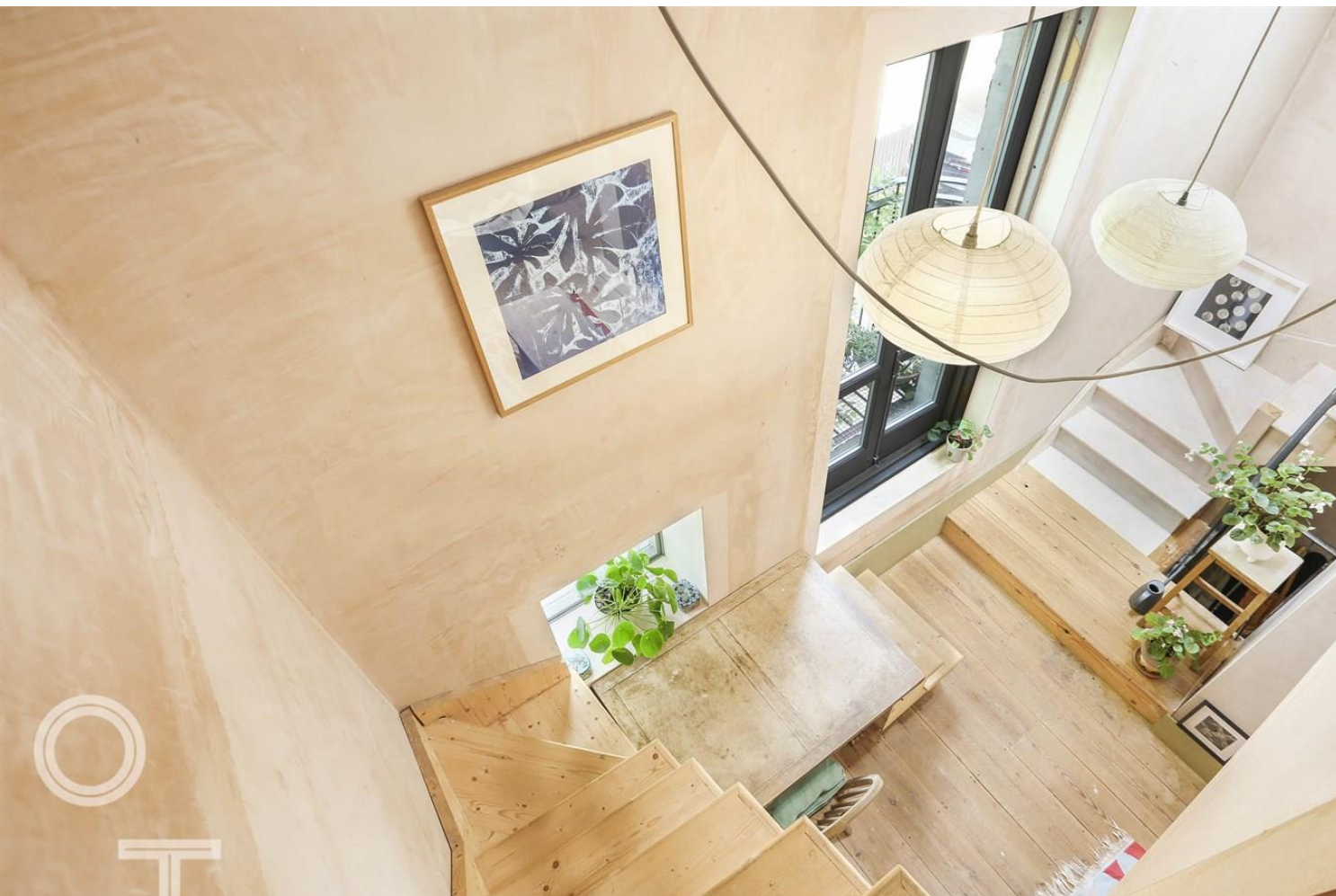
The central stairwell ascends to the first floor, to the reception, with light illuminating this room from the forward French window & sky light to the vaulted ceiling. A fireplace houses a solid wood burning stove at the centre of the room with the continues paired décor, further enhancing the sense of continuity throughout the house. From this room stair flows to the bedroom sleeping area, with the principal surround by a study area.

Glazed French door open o to Juliet balcony overlooking the mews with a potted plant area to front.

Fortess Yard offers a very intimate feeling within vibrate Kentish Town and is located equidistant between Kentish Town and Tufnell Park underground stations and is moments to a enchanting parade of independent retailers, the most majestic green open space of Hampstead Heath and surround by some of the finer parts of North London, Including, Dartmouth Park, Tufnell Park, Parliament Hill & Highgate `s Holly Lodge Estate.









£ 750,000.00

2 Bedroom

Freehold

1 Bathroom

London Borough of Camden

1 Reception

Council Tax Band

Garden &

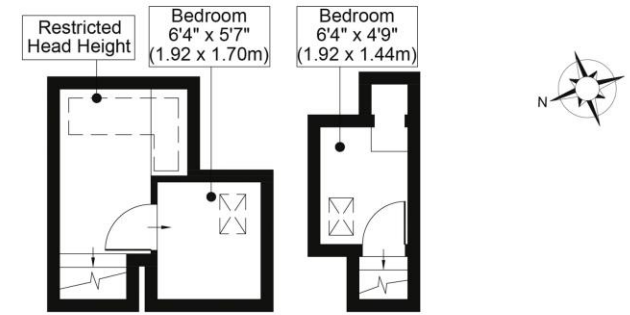
72 EPC Band

Private Road

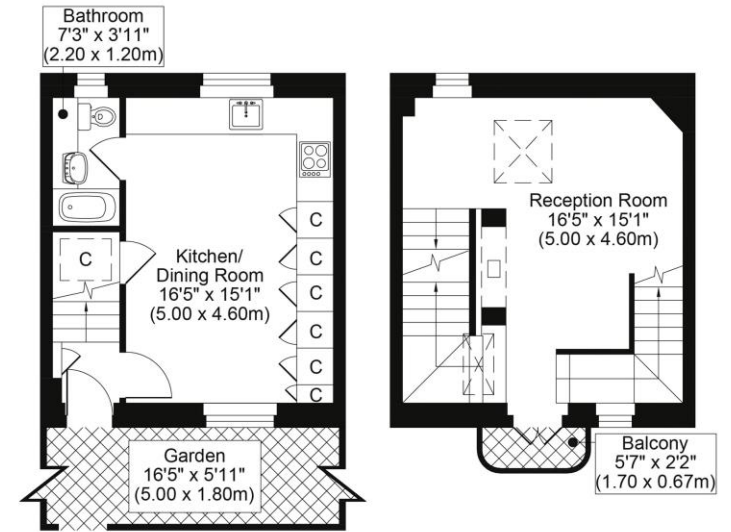
FORTRESS YARD, NW5

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 636 SQ.FT (59 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 614 SQ.FT (57 SQ.M)



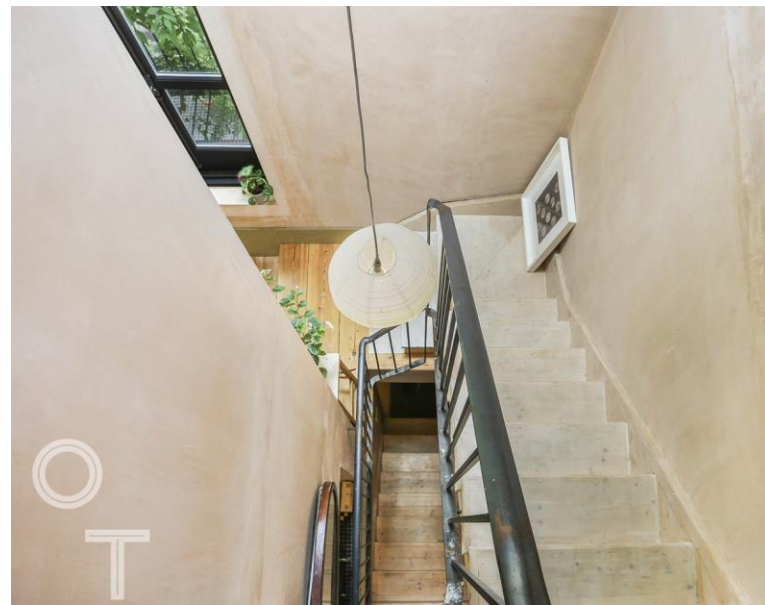
SECOND FLOOR SECOND FLOOR



GROUND FLOOR

FIRST 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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