

FOR SALE

Bartholomew Road, Kentish Town, NW5

PRICE £775,000.00



2 Bedroom



Kitchen



1 Reception



1 Bathroom



Garden



Parking Permit

Bartholomew Road, Kentish Town, NW5

PRICE £775,000.00

Situated on one of Kentish Town's most sought-after roads, is this delightful two-double-bedroom garden flat, converted from a handsome double-fronted detached Victorian villa in the heart of the Bartholomew Conservation Area and moments to Kentish Town Road.

The property is approached via stairs leading down to the side of the building, with a private entrance at the rear opening onto an internal hallway, presenting you with a semi-open plan layout. Either side of the hallway is the reception which gives access to the garden and the fully equipped kitchen offering bespoke cabinetry and a slate tiled floor, with both bedrooms to the front of the building featuring wooden shutters and built-in wardrobes to the second bedroom. The bathroom offers fully tiled walls, bespoke iroko cabinetry, steel double ended bath & Matki shower.

The property features neutrally toned décor and a continuous wooden floor throughout with high ceilings, sash windows with under floor heating to both the kitchen & bathroom.

The garden offers a private demised patio, perfect for summer evening entertaining and weekend parties, together with a shared garden, an extensive affair, offering 66 ft in length, by 45ft in width, comprising two distinctive lawned areas with trees and mature borders. Both areas are accessed from the reception or hallway internally. Bartholomew Road is situated minutes from the extensive amenities of the Kentish Town Road, with its independent butchers, grocers, and eateries as well as a host of high street names. This is balanced with excellent independent food retailers on Fortress & Brecknock Road in the greater area. Some neighbourhood favourites included Phoenicia, Earth, The Lion & Unicorn, and The Pineapple & for culture lovers, The Zabłudowicz Collective encourage ground-breaking and newer artist. The prominent schools of Torriano primary, Camden School for Girls and the bi lingual Collège Français Bilingue de Londres are short walk away.

The property is only a short walk away from the glorious green expanses of Hampstead Heath with its beautiful swimming ponds and Parliament Hill Lido,





£ 775,000.00

2 Bedroom

Leasehold

1 Bathroom

London Borough of Camden

1 Reception

E Council Tax Band

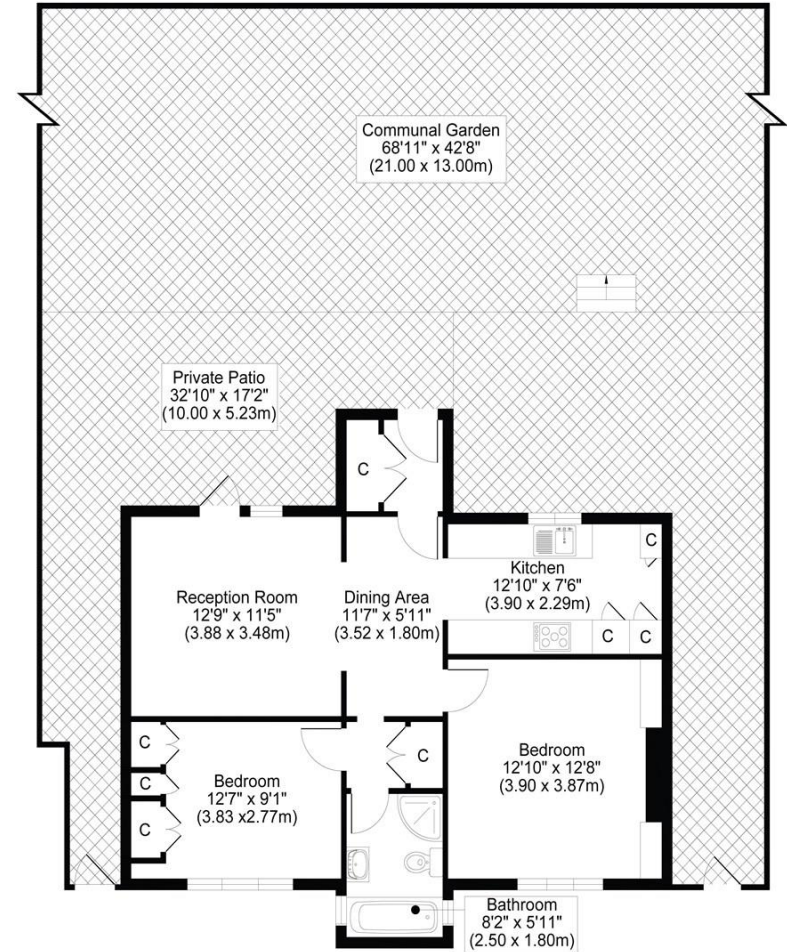
Garden

54 EPC Band

Parking Permit



BARTHOLOMEW ROAD, NW5
TOTAL APPROX FLOOR PLAN AREA 731 SQ.FT (68 SQ.M)
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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