



FOR SALE

Ryland Road Kentish Town NW5

PRICE £875,000.00



2 Bedroom



Kitchen



1 Reception



2 Bathroom



Roof Terrace



Underground

Ryland Road Kentish Town NW5

PRICE £875,000.00

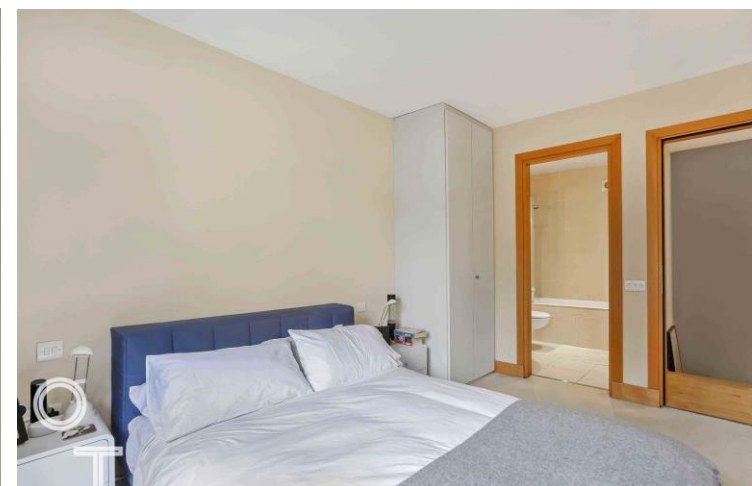
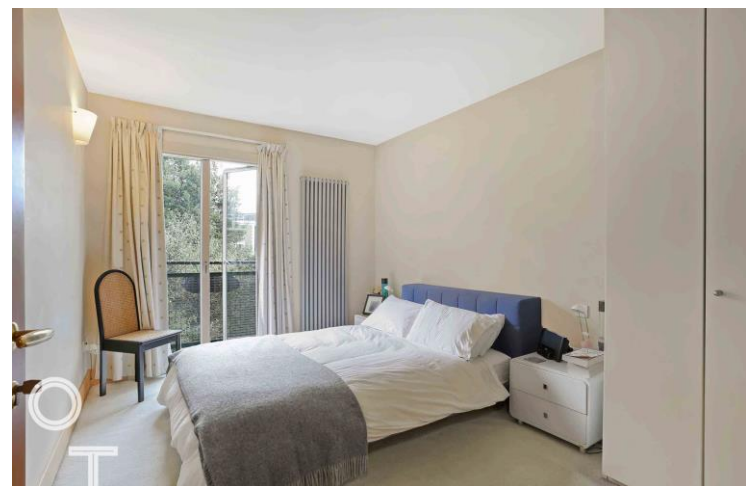
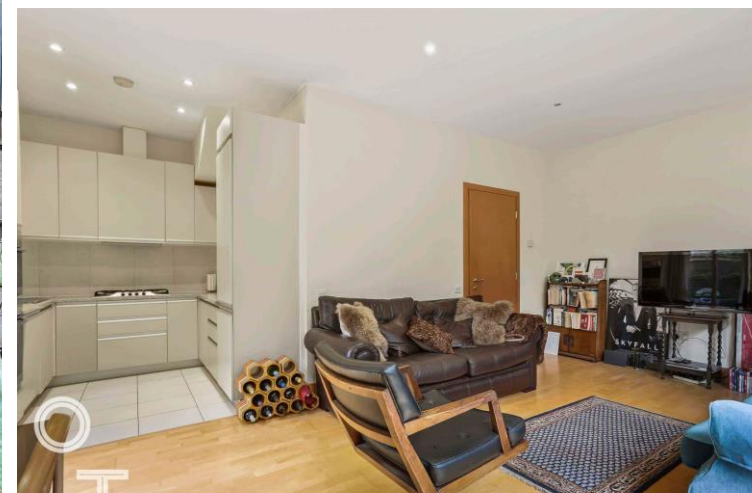
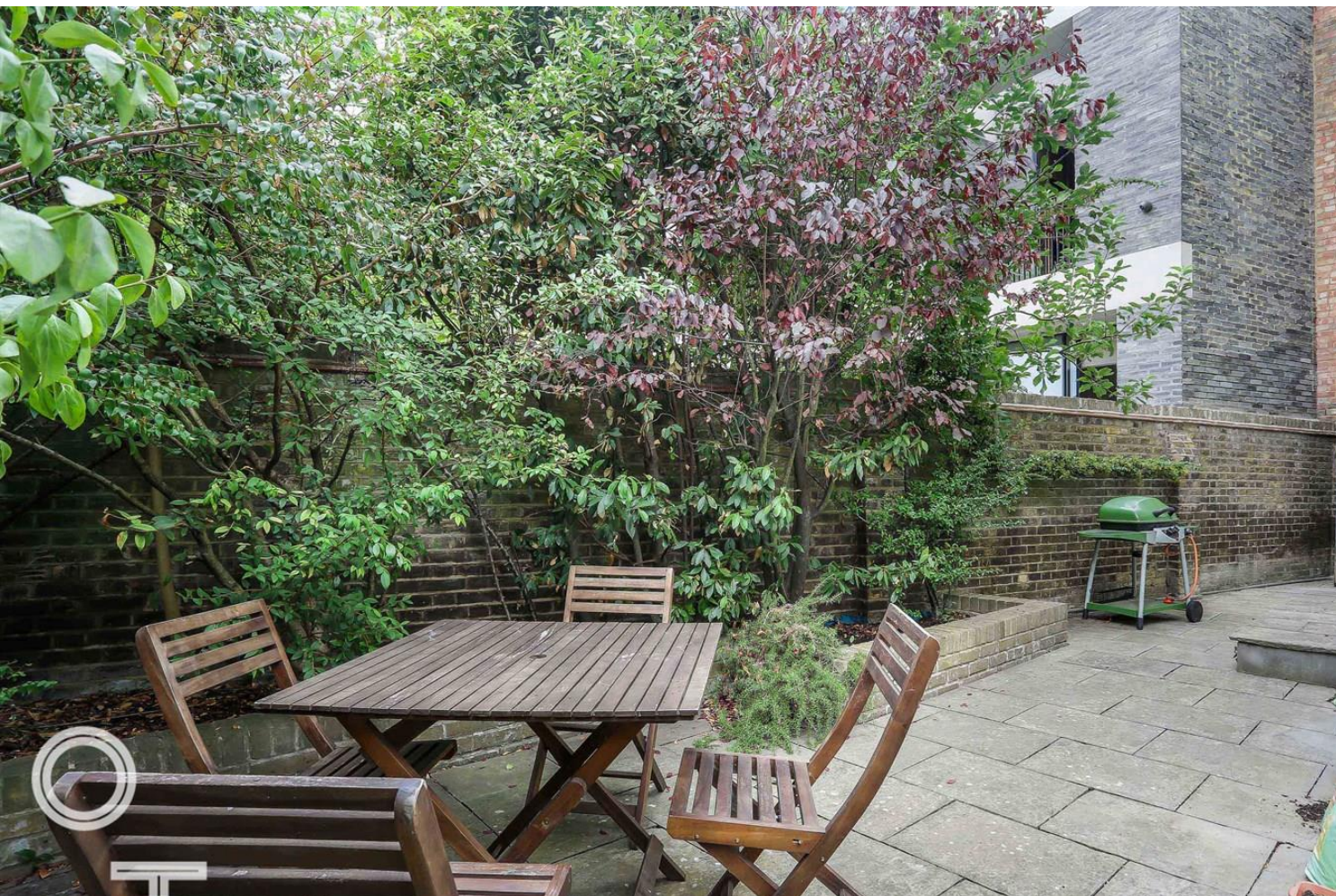
Set within the delightful landscaped communal grounds of this former highly regarded Grade II listed Victorian school building, redevelopment into apartments in the early 2000s and located within the heart of vibrant Kentish Town. An outstanding two-bedroom duplex apartment, one of only 24 properties set over two floors with a private entrance, a private garden, and balcony; The Hampstead Gates is set within gardens surrounding the building, on the corner of Ryland and Prince of Wales Road.

The property offers peaceful views over an enchanting and tranquil communal garden, accompanied with underground parking and daytime porterage, a central courtyard with a South-West facing aspect, York stone paving, seating, and an ornamental fountain.

The internal accommodation is both light and airy with neutral décor blending seamlessly with a contemporary architectural design, featuring over two floors from the private entrance to an open planned reception with a tall ceiling & dramatic oversized door leading to the private garden with a southerly aspect and intern onto the communal gardens. The kitchen leads from the reception with integrated appliances. The upper floor provides the main bedroom with an en-suite a second double bedroom as well as a family-sized bathroom and ample storage. A dedicated underground parking space is accessed from Prince of Wales Road via a gated driveway.

Excellent local amenities are found throughout Kentish Town, including the Underground and Overground stations at Kentish Town West to fashionable East London and the international hubs for continental transfers to Europe and beyond at Kings Cross-St. Pancras, an array of local independent shops, bars, and restaurants can be found on the High Street, with the refurbished Victorian swimming baths and the Collège Français Bilingue de Londres.







875,000.00



2 Bedroom



Leasehold



2 Bathroom



London Borough of Camden



1 Reception



Council Tax Band



Roof Terrace and

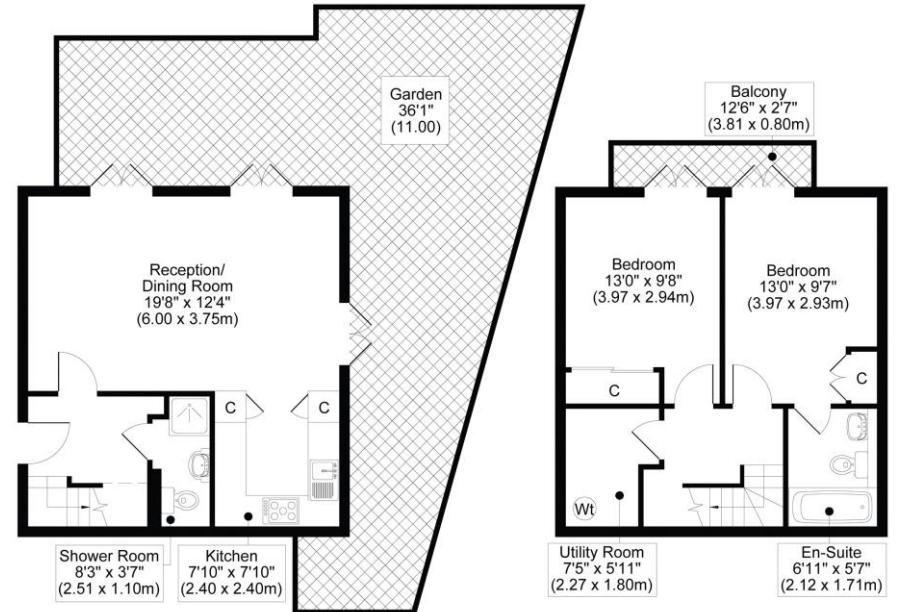


EPC Band



Underground

THE HAMPSTEAD GATES, RYLAND ROAD, NW5
TOTAL APPROX FLOOR PLAN AREA 820 SQ.FT (76 SQ.M)



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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