



FOR SALE

## Stratford Villas, Camden NW1

PRICE £2,500,000.00



4 Bedroom



Kitchen



3 Reception



3 Bathroom



Roof Terrace



Parking Permit

# Stratford Villas, Camden NW1

PRICE £2,500,000.00

Set on one of Camden Square's classic early Victorian terraces, this fine five storey family home offers a handsome exterior equally matched by an extensive architectural remodelling of the interior. The house affords a 57 Ft west facing garden with a sunny terrace at raised ground floor level. Unfolding over 2400 sq. ft. the house provided 4 bedrooms and wonderful integrated self-contained apartment at the lower ground floor level.

This residence is access via a wrought-iron gate with railings, a stone paved pathway with an ornamental olive tree facing front, rising from street level, a Portland stone staircase takes you to the main entrance to the house.

The interiors offer a blend of classic Victorian charm with original mouldings, fireplaces, sash windows with working shutters and high ceilings, complimented by the contemporary craftsmanship of the oak wood floors, the hand-built kitchen with bespoke cabinetry and gas range cook, all found on the raised ground floor. This level feature the dining room to front and kitchen to the area.

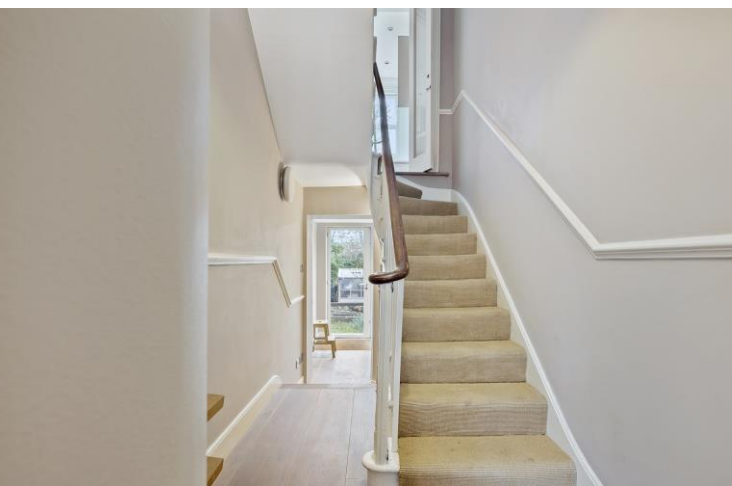
The first-floor double reception holds a refined elegance, painted a rich blue with a dark varnish original wood floor, marble fireplace with iron inset and stone hearth, a set of sash window to front, high ceiling and period cabinetry. The light from the window cascades throughout the day illumination these dual aspect rooms.

The second and third floors are dominated by the sleeping areas, with three bedrooms set across the second floor and a principal suite with bathroom and walk in wardrobe.

The lower-ground floor has been cleverly designed as a spacious one-bedroom apartment. In a versatile touch, this floor is connected to the main house through an interior staircase from the hallway, but it also has independent access from the front of the house. The ceiling height is very generous with the main room's open plan & seamless exposed steel beams giving a sense of space and light. Further features include access to the garden, shed and shower room.

The rear garden is exceptionally peaceful and private affair, for such a central location, a serene oasis bordered by mature trees and shrubs, with a long central





£ 2,500,000.00

4 Bedroom

Freehold

3 Bathroom

London Borough of Camden

3 Reception

Council Tax Band G

Roof Terrace and

EPC Band D

Parking Permit



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