



FOR SALE

## Talacre Road, Kentish Town NW5



PRICE £1,650,000.00



6 Bedroom    Kitchen    1 Reception    5 Bathroom    Roof Terrace    Parking Permit

# Talacre Road, Kentish Town NW5

PRICE £1,650,000.00

A substantial six-seven bedroom terrace house, situated midway along this Kentish Town terrace, overlooking Talacre Gardens, provides extensive family accommodation or a prime rental investment.

The property is set over three floors and has been extensively extended to the rear, with a studio bedroom, utility room storage, and features an upper roof terrace access from the garden.

The living space is at the heart of the property, giving easy access to all parts, and features a large reception room and open-plan kitchen featuring Corian work surfaces, with fully integrated appliances. Additional features to the ground floor include two bedrooms and bathrooms. The sellers have informed us that the entire ground floor was rebuilt with a solid concrete floor.

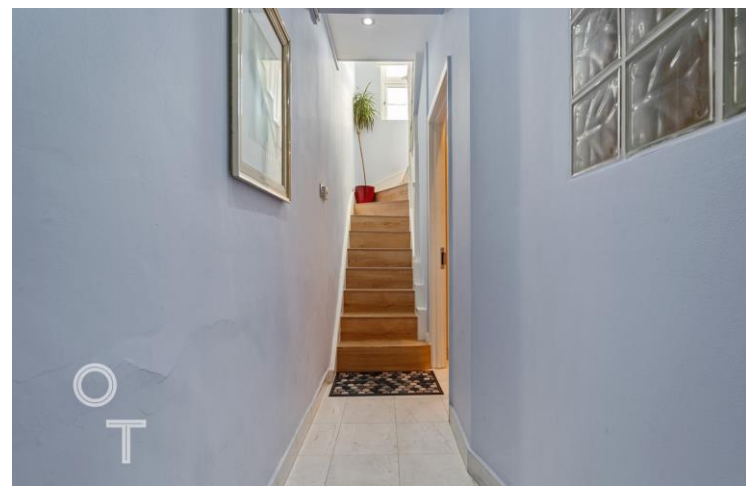
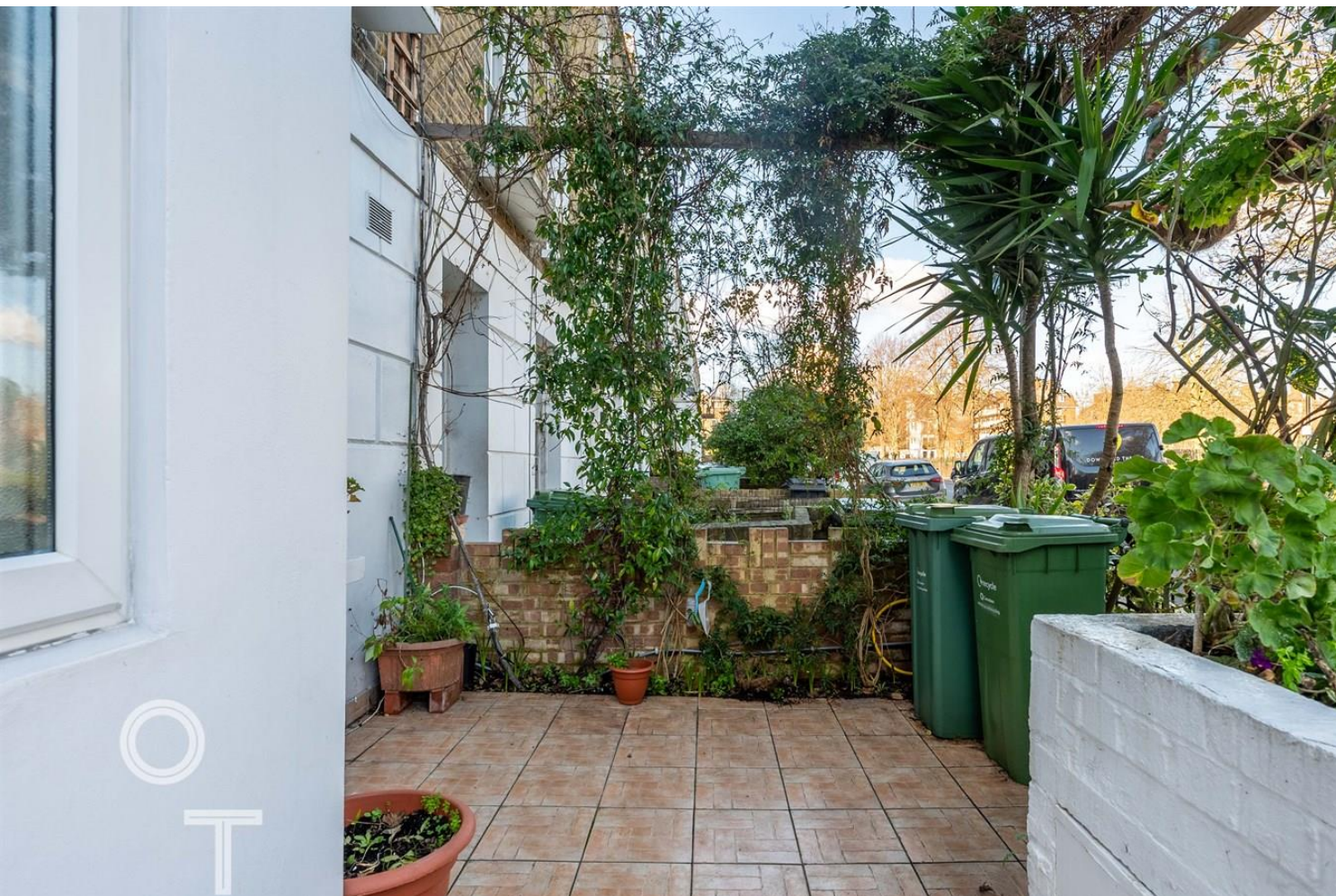
The first and second floors feature three additional bedrooms and bathrooms with a further kitchen.

Underfloor heating runs on the ground and first floors forming part of a recently updated heating system, with certified smoke and heat detectors, integrated into the electrics and double glazing throughout

The garden forms the perfect stage for a family or as a recreation centre piece for the house, with a further terrace to the first floor.

Talacre Road is a 10-minute stroll from the restaurants, boutiques, pubs, and delis on Regent's Park Road and Erskine Road, at the heart of Primrose Hill Village, including restaurants Lemonia, Odette's and La Ferme, The Lansdowne (Public house & diner), Primrose Bakery and Melrose and Morgan (deli and grocer). The property is also located a short walk from the shops and restaurants of Kentish Town Road. It is within easy reach of the shops, cafes, and restaurants on the high street and the nightlife of Chalk Farm and Camden Town, including The Roundhouse music venue. Many of Northwest London's best schools are within close proximity. The bucolic woodland and meadows of Hampstead Heath are just over one mile north of the site where one can enjoy year-round freshwater swimming in the nearby men's and ladies' Bathing Ponds, as well as some of London's most beautiful





£ 1,650,000.00

6 Bedroom

Freehold

5 Bathroom

London Borough of Camden

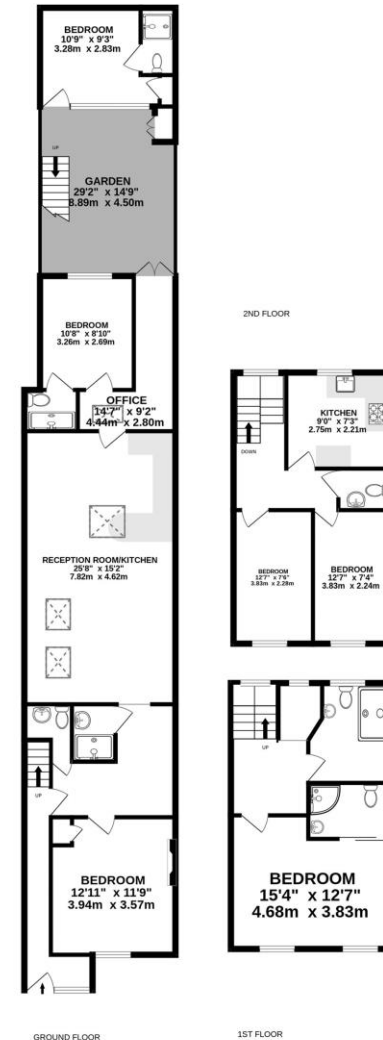
1 Reception

F Council Tax Band

Roof Terrace and

74 EPC Band

Parking Permit



TOTAL FLOOR AREA : 1842sq.ft. (171.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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