

FOR SALE

## Patshull Road, Kentish Town NW5

PRICE OIEO £2,000,000.00

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



5 Bedroom



Kitchen



2 Reception



3 Bathroom



Garden



Parking Permit

# Patshull Road, Kentish Town NW5

PRICE OIEO £2,000,000.00

Scarcely available on the market nowadays within the NW5 postcode, Olivers Town is proud to present this exceptional mid-Victorian semi-detached three-storey home in need of modernisation. It has all the ingredients to make it a smart, premium family home on one of Kentish Town's most desirable residential turnings.

This well-proportioned, substantial home spreads over 2205 sqft, and the house's original front door opens onto an entrance hall peppered with period features, including the elegant stairs and striking ceiling cornice with dentils. Beneath the stairs is a convenient WC cloakroom with a shower.

The Ground Floor then offers a vast double reception with its rare original dividing partition doors and timber shutters to period timber sash windows, a large kitchen/breakfast room which provides access to the spacious North-facing garden, paved and planted with mature shrubs and a tree at its centre.

A side utility/work room is accessible from the kitchen/breakfast room, too.

The mid-floor landing houses a second bathroom and a separate WC, and then leads to the First Floor, which offers two large high-ceilinged double bedrooms. Onto the Second Floor, where there are three further well-sized bedrooms, one with its original complete fireplace and hearth, and an additional third bathroom behind an







2,000,000.00



5 Bedroom



Freehold



3 Bathroom



London Borough of Camden



2 Reception



Council Tax Band



Garden



EPC Band



Parking Permit



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Patshull Road, NW5

Approximate Gross Internal Area = 204.90 m<sup>2</sup> / 2205.54 ft<sup>2</sup>



Ground Floor

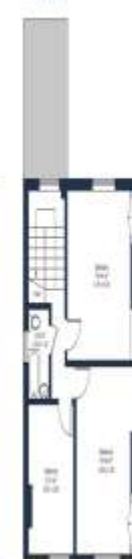


Measurement only 1.5m x 0.5m

First Floor



Second Floor



Estimated Area with  
Height Restrictions:  
0.31 m<sup>2</sup> / 3.34 ft<sup>2</sup>

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OLIVERS TOWN

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by

