



# Dunollie Road

## Kentish Town, NW5

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# Dunollie Road

## Kentish Town, NW5

- Victorian Family Home
- 4 Double Bedrooms
- Garden
- Residential Road.
- Great Location





Nestled in the heart of Kentish Town, is this four-bedroom house on Dunollie Road.

Upon entering, you're greeted by a dual reception area, providing versatile living spaces for relaxation and entertainment. The adjoining spacious kitchen and dining area boast integrated white goods. Bifold doors open onto the enchanting garden, flooding the space with natural light and extending the living area outdoors.

The ground floor also features a utility space for laundry needs and a convenient downstairs WC for added practicality.

Ascending to the first floor, you'll discover a serene bedroom that opens onto a private terrace, perfect for enjoying morning coffee or basking in the afternoon sun. Additionally, a luxurious family

**Minimum Term:** 12 months  
**Deposit Required:** £9,415.38  
**Local Authority:** Camden  
**Council Tax Band:** G  
**EPC Rating:** D  
**Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		82
<b>C</b> (69-80)		
<b>D</b> (55-68)	67	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Kentish Town Lettings*

225 Kentish Town Road  
 London  
 NW5 2JU  
[kentishtownlettingsusers@chestertons.co.uk](mailto:kentishtownlettingsusers@chestertons.co.uk)  
 02072671010  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

**Dunollie Road, NW5**  
 Approx. Gross Internal Floor Area 1701 sq. ft / 158.08 sq. m



This plan is for illustrative purposes only and should be used as such by any prospective purchasers. All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Please check all dimensions, shapes and compass bearing before making any decision reliant upon them. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

