



## Bartholomew Road

, Kentish Town, NW5 2AR

**£450,000**

An exceptionally well-presented one bedroom flat, arranged over the first floor of an impressive Victorian Terrace, situated in a prime, leafy residential road to the east of Kentish Town Rd.

Offering 438 square feet of well-appointed living space, the accommodation comprises, spacious open plan reception room, flooded with natural light from two floor to ceiling sash windows, modern kitchen area with a good range of fitted appliances, good double bedroom and modern family bathroom/wc.

Bartholomew Road is very well situated within easy reach of the numerous amenities and facilities of Kentish Town and Camden Town with some of London's best eateries and pubs as well as shops, boutiques and supermarkets. Camden School for Girls and Kentish Town Primary (both outstanding) are nearby. A full range of transport options are available with Kentish Town (Mainline and Northern Line services) and Camden Road (Overground) as well as numerous bus routes. Open spaces nearby include Canteloves Gardens on your doorstep and Hampstead Heath and Primrose Hill a little further afield

Service charge £2000 pa (includes £1000 reserve fund)

Ground rent - Nil

Lease - 148 years remaining

Council tax band D - £1792 pa

- Double bedroom
- Superb open plan reception
- Two beautiful floor to ceiling sash window
- Lovely modern kitchen with appliances
- Family bathroom
- First floor
- Good condition throughout
- Close to Camden school for girls
- Communal store room
- Right to manage

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.

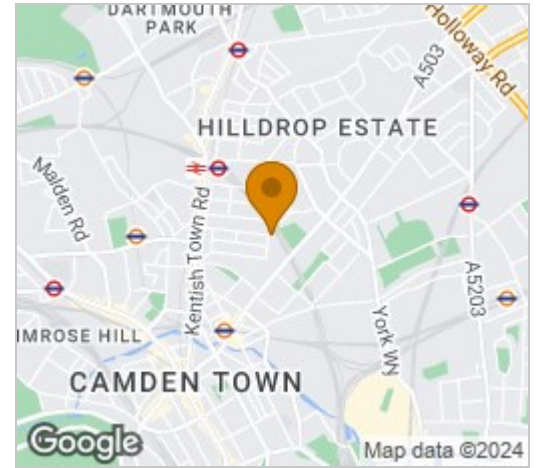




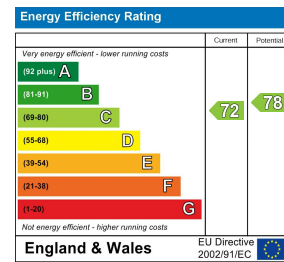
## Floor Plan



## Area Map



## Energy Efficiency Graph



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