



Torriano Avenue

Kentish Town London NW5 2SU

Asking Price £475,000

A very bright and spacious two double bedroom flat occupying the top floor of a well-maintained three storey Local Authority building, very well situated for local amenities. Offering 739 square feet of conveniently arranged accommodation, the property is extremely well-presented and is double-glazed throughout.

In particular the reception is of a very good size, leading to a south-west facing private balcony, both bedrooms are good doubles and the kitchen is very contemporary, with a range of integrated appliances. The family bathroom is well-appointed and there is a separate wc. Long Meadow is located directly opposite the OFSTED Outstanding Torriano Primary School and is well located for access to the local artisan shops and Delis of Brecknock Road. Kentish Town (Northern Line) Underground and Thameslink are within easy walking distance.

Council Tax band - B
Lease remaining - 99
Ground rent - £10pa
Service Charge - £1794pa

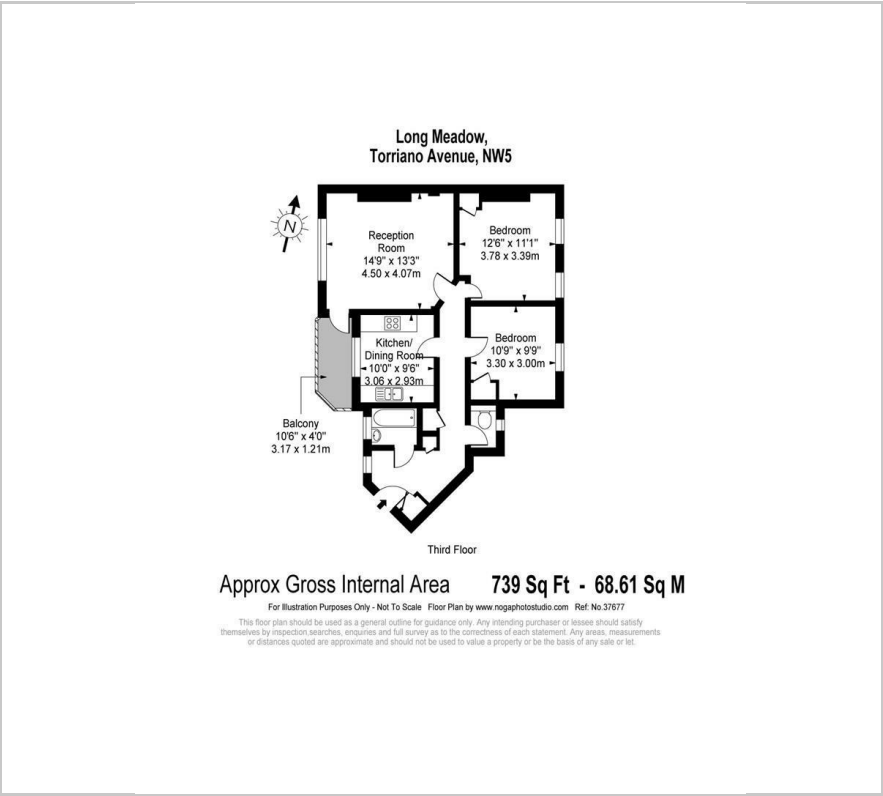
- Two good size double bedrooms
- Bright and spacious reception room
- Contemporary kitchen with appliances
- Family bathroom and separate W/C
- Private south-west facing balcony
- 99 Year Lease
- Well kept communal gardens with playground
- Double glazed windows
- Well maintained throughout
- Top floor

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.



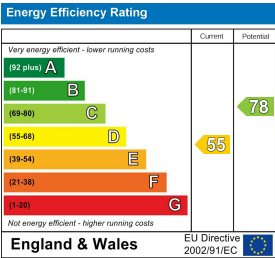
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.