



## Patshull Road

Kentish Town London NW5 2LE

£2,300,000

A fabulous four bedroom semi detached Victorian villa, perfectly situated in a prime residential road, within a very short walk of the amenities of Kentish Town.

Comprising an impressive 2228 square feet of accommodation, arranged over three levels and with good proportions to all rooms, the property is well presented throughout, and has been the subject of much refurbishment work during the current ownership, to include new double-glazed timber-framed sash windows, replacement of kitchen, bathrooms and numerous other improvements.

In particular, the double reception, opening onto a further kitchen/dining extension with a large, recently-fitted roof light, is a most impressive and appealing space.

On the first floor, a very good master bedroom suite is complemented by a further very good double bedroom, currently used as a study, and a utility/wc.

On the second floor, two further good double bedrooms and a large recently-installed family bathroom.

To the rear is a mature private garden of an unusually large size, with a very pleasing, open westerly aspect.

Being directly opposite Patshull Place, the south-facing front aspect is very open, making the principal rooms particularly bright and the distance from the high street is just right; a very short walk to Kentish Town Rd, yet far enough to be undisturbed. A short distance from Camden School for Girls and Collège Français Bilingue de Londres, the house is also within easy reach of the Underground, shops, restaurants and bars of Kentish Town Road.

- Fabulous semi-detached Victorian villa
- Prime residential location close to Camden School for Girls
- Spacious master bedroom suite
- Three further good double bedrooms
- Two bathrooms
- Further utility/wc
- Period features
- Much refurbishment work undertaken
- Off street parking, ideal for EV or modestly sized cars
- Large mature garden

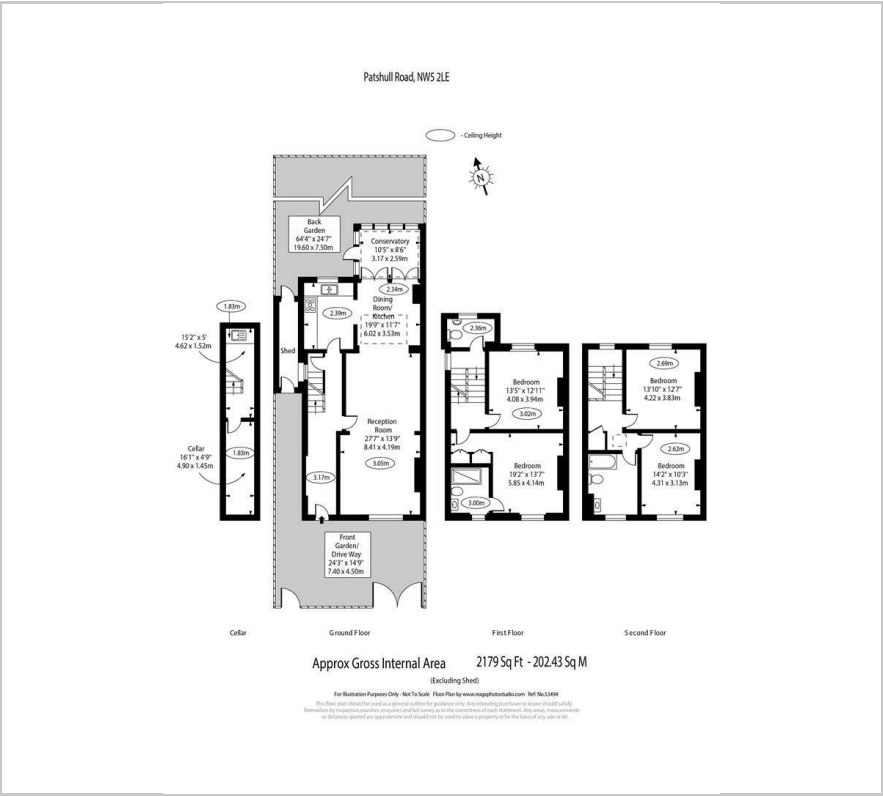
### Viewing

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.





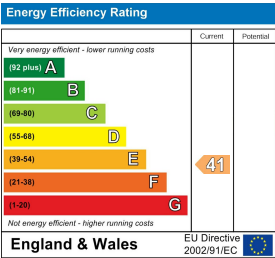
Floor Plan



Area Map



Energy Efficiency Graph



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