



Kiln Place, London, NW5 4AJ

Three Bedroom Property For Sale | Chain Free | Service Charge Includes Gas Supply | Gas Central Heating System | Double Glazed Throughout | Brick Built (No Cladding)

For Sale: £450,000

HUNTERS[®]
HERE TO GET *you* THERE

Kiln Place, London, NW5 4AJ

Hunters are delighted to offer this beautifully presented family 3 bedroom Maisonette property for sale, this property is situated off the road from Kiln Place just off Grafton Road and a short walk from the Heart of Kentish Town with a plethora of Shops, Bars, and Restaurants with Transport links starting from just a 4 minute walk to Gospel Oak Station. This is a Purpose built low rise block arranged over the second and third floors with a stairs leading to the front gallery balcony and own front door.

This property comprises a separate living room to the kitchen, three bedrooms, family bathroom with a separate W.C. The flooring throughout the property has recently been renewed with a wood effect floor covering, the living room also has a Juliet balcony for those waiting for their Romeo to arrive, fitted with double glazed windows and allow the natural light to bellow through the room. The kitchen has a tiled effect vinyl floor covering and tiled splash backs, floor and wall units, space for an under counter washing machine, free standing cooker and tall Fridge Freezer and dining/breakfast table. The property further benefits from having a Gas Central Heating System (GCHS) and Double Glazing throughout. This is a Must See for anyone relocating to or within the area.

Entrance

Stairs leading to the upper floors and front gallery balcony, with a double glazed front door to the property.

Hallway

Neutral décor, Wood effect floor covering, storage beneath stair, access to Living room and Kitchen, stairs leading to the upper floor with Bedrooms, Bathroom and W.C.

Reception 4.68m x 4.23m(15'4 x 13'11)

Bright room, Neutral décor, newly fitted Wood effect floor covering, Double Glazed Windows and door to Juliet Balcony.

Kitchen 3.78m x 2.38m(12'5 x 7'10)

Tiled effect vinyl floor covering and splash backs, Fitted with Beech Wood effect floor and wall units, 1.5 bowls mounted sink strainer with mixture taps, space for an under counter washing machine, free standing cooker, and tall fridge freezer, with space for a dining/breakfast table and chairs.

Upper Floor

Stairs leading to the upper floor hallway, good use of space with storage cupboard above stairwell, access to Bathroom, W.C. and Bedrooms.

Master Bedroom 4.26m x 2.87m(14'0 x 9'5)

Good sized double bedroom, Neutral décor, Wood effect floor covering, large Double Glazed windows, GCHS radiator.

Second Bedroom 4.45m x 2.27m(14'7 x 7'5)

Third Bedroom 3.48m x 1.91m(11'5 x 6'3)

Bathroom

Fully tiled floors and walls, , Bathtub with stand in shower, Thermostatic Triton Electric Shower, Wall mounted Wash Basin with draws beneath.

Separate W.C.

Tiled floors with half tiled walls, W.C. pan with integrated cistern

Location

Situated on a quiet residential estate with low level duplex maisonettes', just a short walk to the tourist attractions Parliament Hill Viewpoint, Athletic Track an Lido pool, Hampstead Heath, with Bathing Ponds, and many more out door activities.

Notable locations in close proximity (and including short journey bus drive of 10-15 min)

Royal Free Hospital

Wittington Hospital

UCL Hospital

Hampstead High Street

A choice of 5+ Secondary Schools

A choice of 5+ Primary School

Kentish Town City Farm

Market street (Queen Crescent market twice a week)

Local Sports Centres (GYM, Swimming pool, Youth Sports Clubs and Teams)

Transport links (Zone 2)

Gospel Oak Station (Overground)

Kentish Town Northern Line Underground

Kentish Town National Thameslink

Bus links to different parts of London

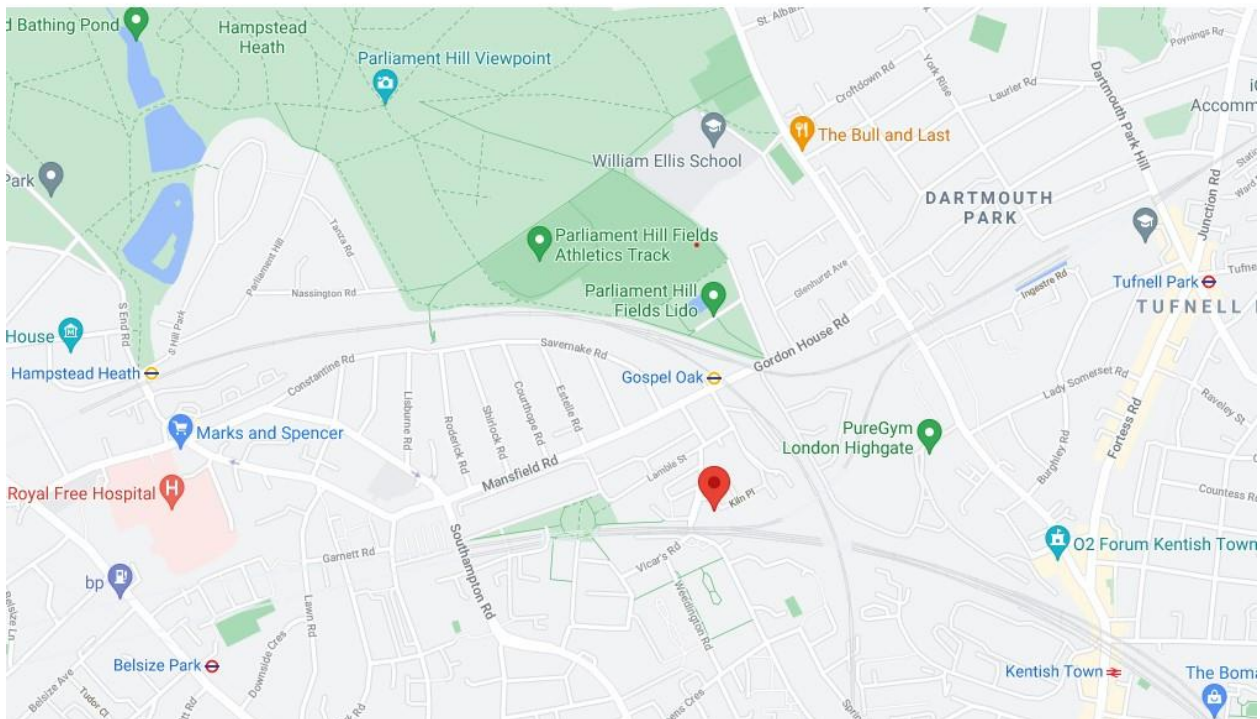
Vendors Comments

Having any part of London at our doorstep, made it enjoyable to live at the property. Good community/neighbourhood. Being slightly off the main road we never had problems with road traffic and congestion. A variety of parks and places for children and young people made raising the family much enjoyable and easier as well as having a wealth of choosing of primary and secondary schools in close proximity.

Must see for anyone relocating into the area. Ideal for a Family, Professional sharers and Investors.

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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OPENING HOURS

Monday - Friday: 9am to 6pm
Saturday: 9am to 3pm
Sunday: closed

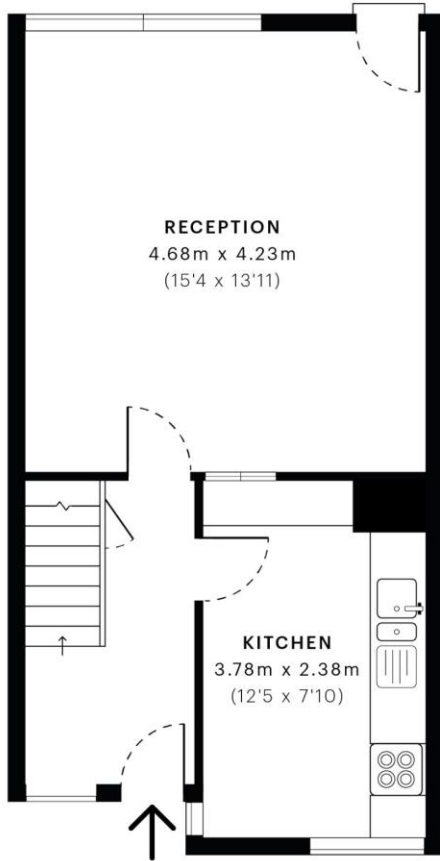
ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

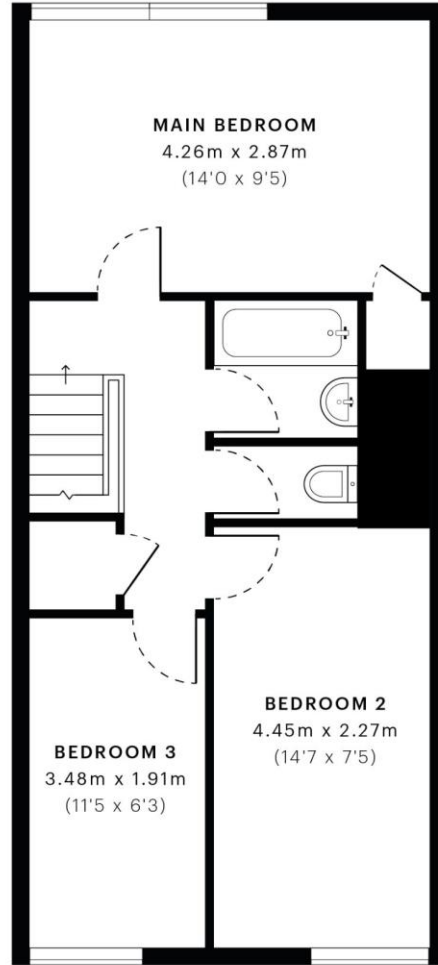
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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





— Second Floor



— Third Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
75.20 sqm / 809.45 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
70.38 sqm / 757.56 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.80 sqm / 794.38 sqft
IPMS 3C RESIDENTIAL 71.69 sqm / 771.66 sqft

SPEC ID 608004de1079e50dba6ae3e5