



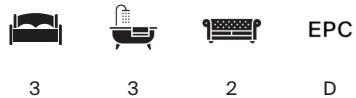
# MODBURY GARDENS

NW5



## SPACIOUS MULTI-LEVEL HOME WITH PRIVATE GARDEN

A beautifully renovated three bedroom mid-terrace home featuring a bright south-facing terrace and a private garden.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000

The first floor features a large, bright open-plan living and dining area, enhanced by full-length patio doors and striking floor-to-ceiling window detailing. This space flows seamlessly into a generous and versatile reception room, ideal for entertaining.

On the ground floor, you'll find a well-proportioned bedroom and a contemporary bathroom, along with direct access to the front garden.

The lower ground floor offers a fully self-contained apartment, complete with its own kitchen area, two bathrooms, and a spacious principal room. This level opens out to a private garden, which includes a charming greenhouse at the far end.



Approximate Gross Internal Area = 146.23 sq m / 1,574 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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