



Rochester Road

London, NW1

Asking Price £775,000

Occupying the first floor of an elegant period building on one of Kentish Town's most desirable residential streets is this charming two-bedroom apartment.

The property offers an abundance of natural light and retains a wealth of period character, including impressive ceiling heights and attractive original detailing. The generous open-plan reception room with bay window forms the heart of the home, while two spacious double bedrooms, a contemporary bathroom and a private terrace complete the accommodation. The property also benefits from a large separate utility cupboard located in the communal area.

CHESTERTONS



Rochester Road

London, NW1

- Excellent Location
- Two Bedrooms
- Period Features Throughout
- Private Terrace
- Great Condition



Rochester Road is an enviable location with easy access to the shops, amenities and transport links of Kentish Town Road and Camden Road. Local Schools are excellent with Camden School for Girls and Kentish Town Primary nearby.

Tenure: Leasehold (145 years 8 months remaining)

Service Charge: £1943 p.a

Ground Rent: £200 p.a

Local Authority: Camden

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

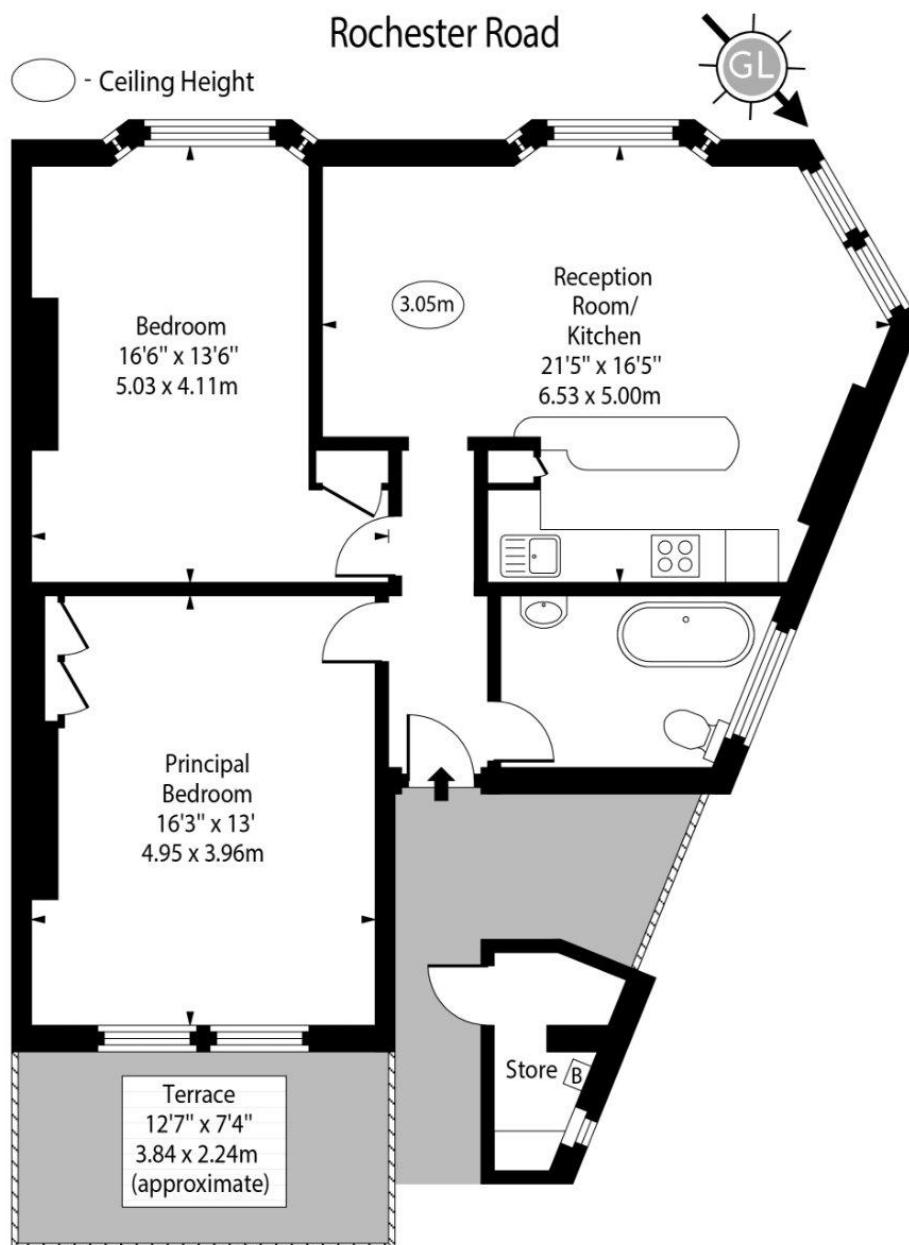
London

NW1 7PP

camden@chestertons.co.uk

020 7267 2053

chestertons.co.uk



First Floor

Gross Internal Area - 810 Sq Ft - 75.25 Sq M

Approx Gross Internal Area 810 Sq Ft - 75.25 Sq M
(Excluding Store)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 032433K

