



LB
Loporto Browne
— RESIDENTIAL —

Montpelier Grove, NW5
London

£700,000

A beautifully presented two-bedroom garden flat, set on the ground floor of an attractive period conversion in the heart of Kentish Town, NW5.

The property has its own private entrance, giving it a lovely sense of independence from the moment you arrive. Inside, the flat has been tastefully refurbished and is presented in superb condition throughout, with a bright, warm and well-balanced feel.

The reception room is a particularly inviting space, with high ceilings, wooden floors, a handsome bay window and a decorative mock fireplace set into the chimney breast, adding character without trying too hard. The kitchen sits just off the living space, creating an easy open-plan feel, and has been finished with quartz work surfaces, shaker-style cabinetry and integrated appliances.

There is excellent storage throughout, including built-in storage in one of the bedrooms, further hallway storage and the added benefit of a separate utility room, which keeps the practical side of day-to-day living neatly tucked away.

Both bedrooms are well proportioned doubles, with one opening directly onto the private west-facing patio garden. Finished with flagstone tiles, the garden is a wonderful extension of the living space and the perfect spot for summer entertaining, barbecues, a morning coffee or simply unwinding at the end of the day. It also makes the flat particularly appealing for anyone with a dog.

The bathroom is a real showpiece and has been recently refurbished with striking blue-veined marble-style tiling, a bath with shower, traditional-modern fittings and a large mirror with clever lighting, giving the room a polished boutique feel.

This is a stylish, well-finished garden flat with its own entrance, excellent proportions and a private west-facing garden. It would make an ideal first home, a brilliant London base, a strong downsizing option or a very comfortable home for a couple.

Montpelier Grove is brilliantly placed for the best of Kentish Town, with a strong mix of independent cafés, pubs, restaurants and everyday amenities close by. Local favourites include The Fields Beneath, a much-loved neighbourhood café known for good coffee, food and a proper community feel, as well as MaxWellness, which



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- A superb two-bedroom garden flat
- Set within an attractive period conversion
- Own private entrance
- Bright reception room with high ceilings and bay window
- Open-plan kitchen with quartz work surfaces and shaker-style cabinetry
- Two well-proportioned double bedrooms
- Private west-facing patio garden with flagstone tiles
- Recently refurbished bathroom with striking marble-style tiling
- Excellent storage plus separate utility room
- Peaceful Kentish Town location close to transport, cafés, shops and local amenities



Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: D

Tenure: Share of Freehold

Property Type: Flat

Montpelier Grove
 Approx. Gross Internal Area 663 Sq Ft - 61.59 Sq M



Lower Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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