



## Leverton Street

Kentish Town London NW5 2PJ

**£1,175,000**

### SOLD OFF-MARKET

An exceptional two bedroom Grade II listed terraced cottage, perfectly situated in a picturesque and extremely desirable terrace of pretty individually pastel-coloured two storey houses, in one of the very best residential locations in Kentish Town.

Presented to a high standard throughout, the property incorporates many imaginative and convenient features, with a good-size double reception, separate kitchen and mature rear garden.

Leverton Street is a very short walk from Kentish Town (Northern Line) and Thameslink, and ideally located for a wide range of local schools, including the CFBL French school, as well as local leisure, shopping and cultural amenities. Hampstead Heath is also within easy reach.

- Exceptional period cottage
- Two good-sized bedrooms
- Spacious through reception
- Separate kitchen
- Family bathroom/wc
- Ensuite shower
- Guest wc
- Period features
- Fabulous location
- Mature rear garden

### Viewing

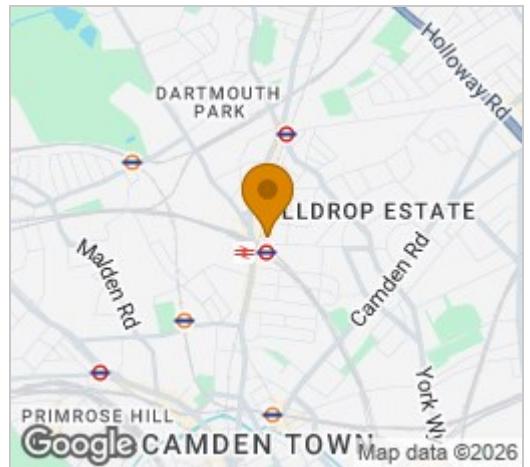
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.