



## Lady Somerset Road Kentish Town London NW5 1UP £950,000

An exceptionally fine three bedroom apartment with a fabulous private garden, forming part of a substantial Victorian corner house, perfectly situated, within a very short walk of both the amenities of Kentish Town and the Heath.

Offering 920 square feet of immaculately-presented lateral space, accessed via a discreet private street entrance, the property has been the subject of extensive refurbishment and remodeling by the current owners, resulting in a light, stylish and versatile modern interior in which all the accommodation is used to best effect.

To the front are two double bedrooms, one with en-suite amenities. The family bathroom is modern and well-appointed, with a large shower enclosure, wc and twin sinks. To the rear, a wonderfully light dual-aspect master bedroom.

In particular, the fabulous open-plan reception provides a wonderfully sophisticated, contemporary entertaining/dining space, with floor-to-ceiling glazed doors affording views of the garden and opens on to a recently-fitted kitchen, with a range of white gloss high-quality cabinets, island unit, quartz work-surfaces, and a full complement of premium appliances.

To the rear is a delightful private mature landscaped garden, with a large paved patio, pergola, further raised paved area and beds with a range of flowers and shrubs.

Lady Somerset Road is a most desirable residential location, a short distance from the outstanding Eleanor Palmer primary school and Collège Français Bilingue de Londres. It is also within easy reach of the Underground and Thameslink, as well as the independent shops, restaurants and bars of Fortess Rd.

- Fabulous garden flat
- Three very good bedrooms
- Large open-plan reception
- Recently fitted high-quality kitchen with island and range of premium appliances
- Modern family bathroom/wc, further ensuite amenities
- Chain free sale
- Private street entrance
- Prime residential location
- Share of freehold
- Wonderful landscaped private 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.



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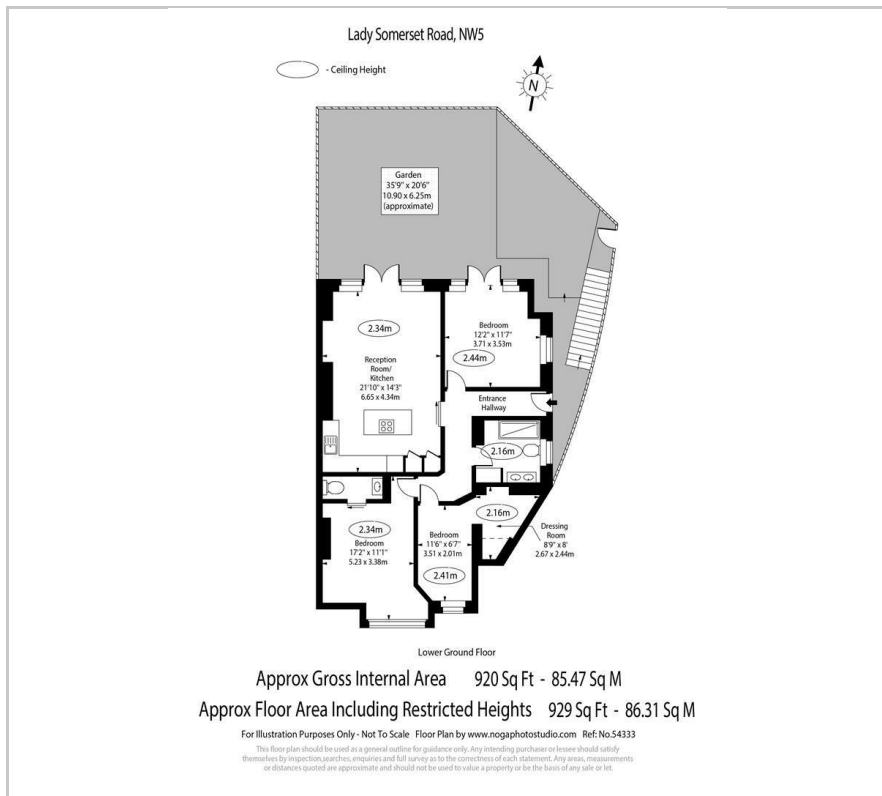
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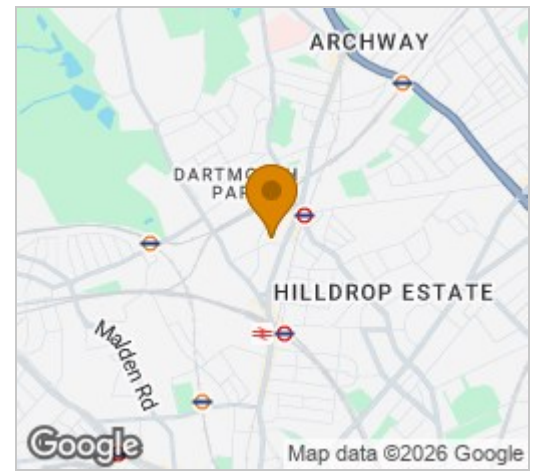
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# Floor Plan



# Area Map



# Energy Efficiency Graph



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