



# Ivor Street

London, NW1

Asking Price £1,875,000

A wonderful four bedroom period house in a desirable location. Naturally bright, it's offered in excellent condition and is a superb example of understated elegance. With lovely wooden flooring throughout, it boasts generously proportioned rooms and a layout that is balanced and flows well. Accommodation comprises of a double reception, large eat-in kitchen leading out to the south facing garden, four bedrooms, two bathrooms, WC and ample storage.



## Ivor Street

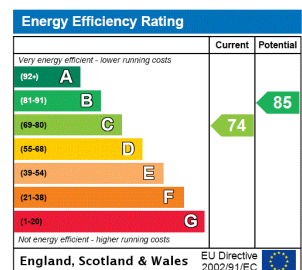
London, NW1

- South-facing garden
- Double reception
- Naturally bright
- Two bathrooms plus WC
- Spacious kitchen



Ivor Street is a quiet street, relatively light on traffic, and benefits from the excellent amenities of both Camden and Kentish Town, with Kings Cross also in close proximity. It is in the catchment area for Camden School for girls and Hawley Primary school. Both are excellent schools.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** F



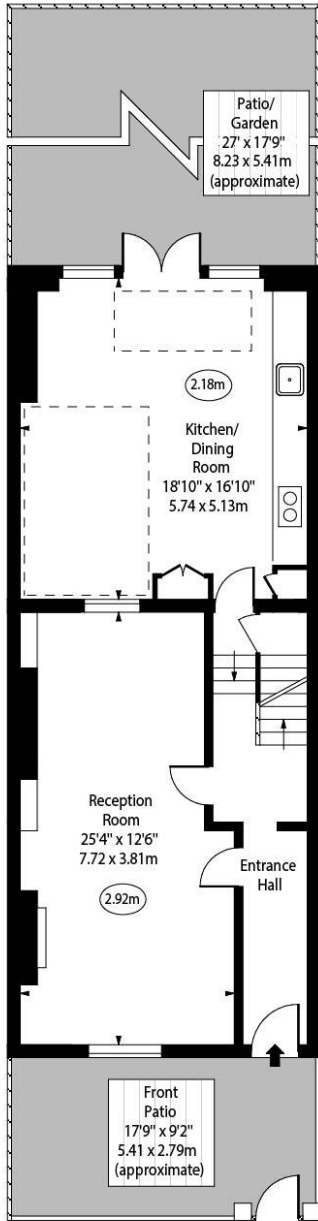
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99-101 Parkway  
 Camden  
 London  
 NW1 7PP  
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 020 7267 2053  
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Ivor Street

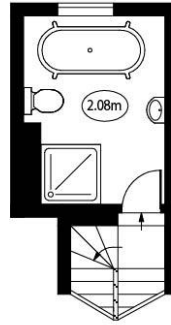


○ - Ceiling Height



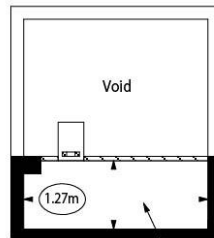
Ground Floor

Gross Internal Area - 740 Sq Ft - 68.75 Sq M



Ground Floor  
Half Landing

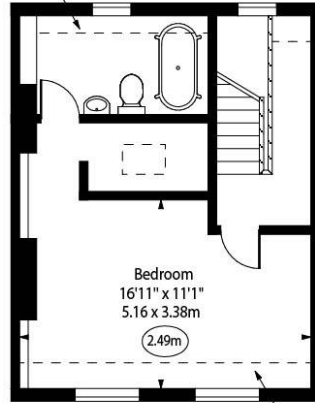
Gross Internal Area - 118 Sq Ft - 10.96 Sq M



Mezzanine

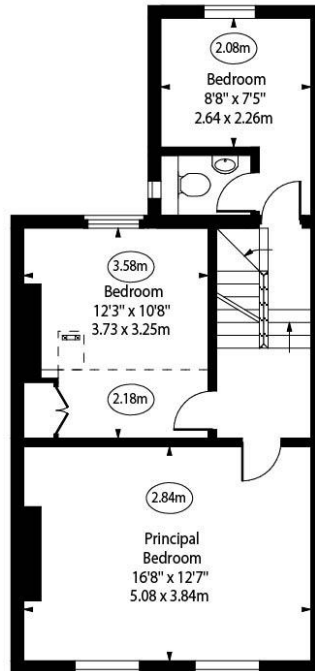
Gross Internal Area - 42 Sq Ft - 3.90 Sq M

Restricted Height Area



Second Floor

Gross Internal Area - 370 Sq Ft - 34.37 Sq M



First Floor

Gross Internal Area - 530 Sq Ft - 49.24 Sq M

Approx Gross Internal Area 1720 Sq Ft - 159.79 Sq M  
(Excluding Mezzanine)

Approx. Floor Area Including Restricted Heights 1800 Sq Ft - 167.22 Sq M  
(Including Mezzanine)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
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