



Kelly Street

London, NW1

Asking Price £1,300,000

A charming and rarely available Grade II listed house offering bright and well-proportioned accommodation in a fantastic location.

Downstairs the property features a light and spacious through reception room, guest w/c and a large, modern eat in kitchen that leads out onto a private patio garden providing excellent outdoor space. Upstairs are two generous double bedrooms served by a family bathroom.

Sold Chain Free.

CHESTERTONS



Kelly Street

London, NW1

- Excellent Location
- Grade II Listed
- Two Bedroom House
- Great Condition
- Private Outside Space



This highly desirable location is ideally placed for access to the many amenities of Camden and Kentish Town with excellent transport links to the City, West End and St Pancras International.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

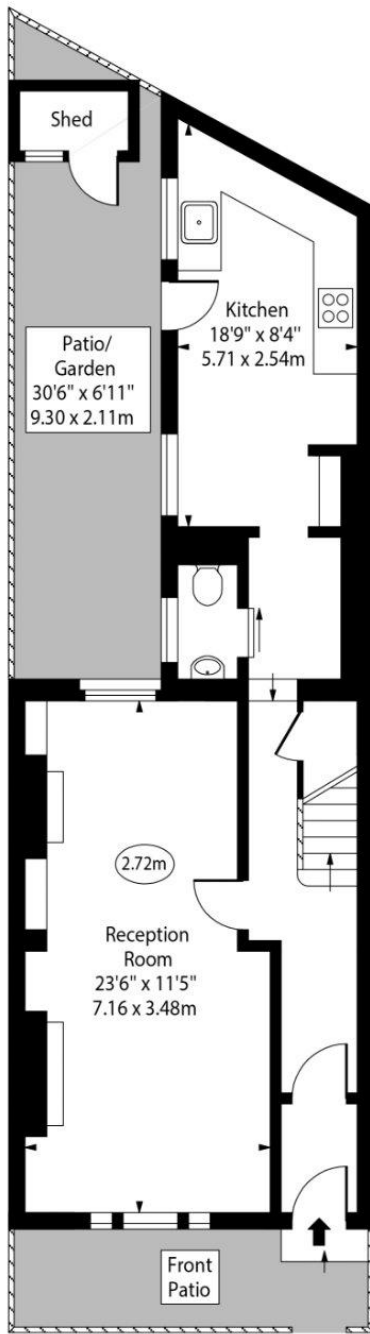
Chestertons Camden & Kentish Town Sales

99-101 Parkway
Camden
London
NW1 7PP
camden@chestertons.co.uk
020 7267 2053
chestertons.co.uk

Kelly Street

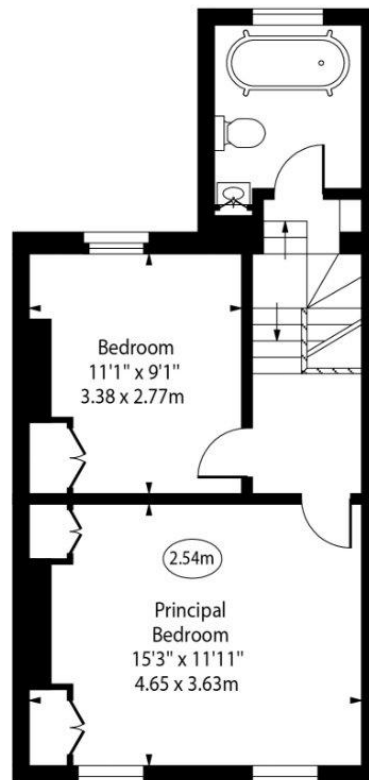


○ - Ceiling Height



Ground Floor

Gross Internal Area - 552 Sq Ft - 51.28 Sq M



First Floor

Gross Internal Area - 430 Sq Ft - 39.95 Sq M

Approx Gross Internal Area 982 Sq Ft - 91.23 Sq M
(Excluding Shed)

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. 032118E

