

# MATTHEW JAMES

Residential Sales • Lettings • Management



Torriano Avenue, Kentish Town, NW5 2SE

**Asking Price £379,950**

SOLE AGENT. A spacious one double bedroom upper ground floor conversion arranged over 534 Sq.Ft (49.61 Sq.M) of internal floor space featuring a good sized lounge, kitchen with separate dining room, bathroom and double bedroom. Located well for easy access to the shops, restaurants, local amenities and transport links of Kentish Town, including Kentish Town underground and overground stations and bus routes accessing the West End and Central London. A short journey North West lies Parliament Hill Fields with its wide range of amenities including a lido, athletics track, tennis courts and weekend market all of which lead directly onto the wide open spaces of Hampstead Heath. Available Chain Free. Share Of Freehold.

## Upper Ground Floor

Entrance into...

### Reception Room/Diner



A spacious reception room/diner featuring linoleum flooring, a large storage cupboard with additional overhead storage, shelving and radiator.

### Lounge



A good sized lounge featuring laminate wood effect flooring, storage cupboard and shelving, electric heater, sash window to the side of the property and media points.

### Kitchen



A range of high gloss wall and base units with a dark work surface incorporating a stainless steel sink and drainer with mixer tap, a fan assisted oven/grill with 4 ring gas hob and extractor canopy above, plumbed for dishwasher and washing machine, space for freestanding fridge/freezer, double glazed casement windows to the rear of the property and inset spotlights.

### Double Bedroom



A bright, spacious double bedroom featuring carpeted flooring, double glazed sash windows to the front of the property and radiator.

### Bathroom



A stylish white suite with chrome fittings featuring a free standing bath with power shower and mixer taps, low flush WC, pedestal hand basin, heated wall mounted towel rail, frosted double glazed casement window to the rear of the property, airing cupboard and inset spotlights.

### Exterior

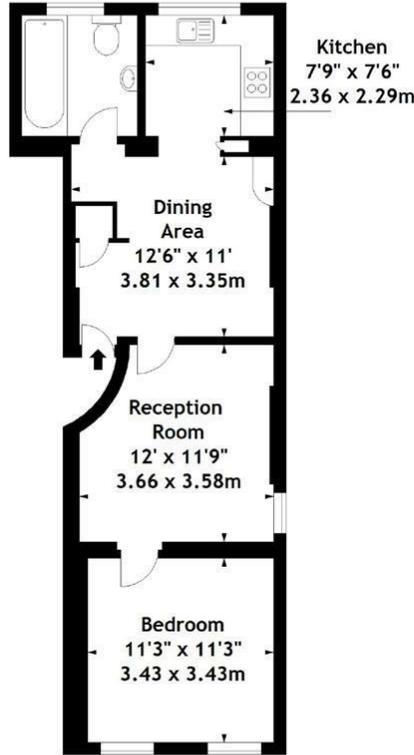


### Additional Information

Share Of Freehold  
Camden Council Tax Band D

# Floor Plan

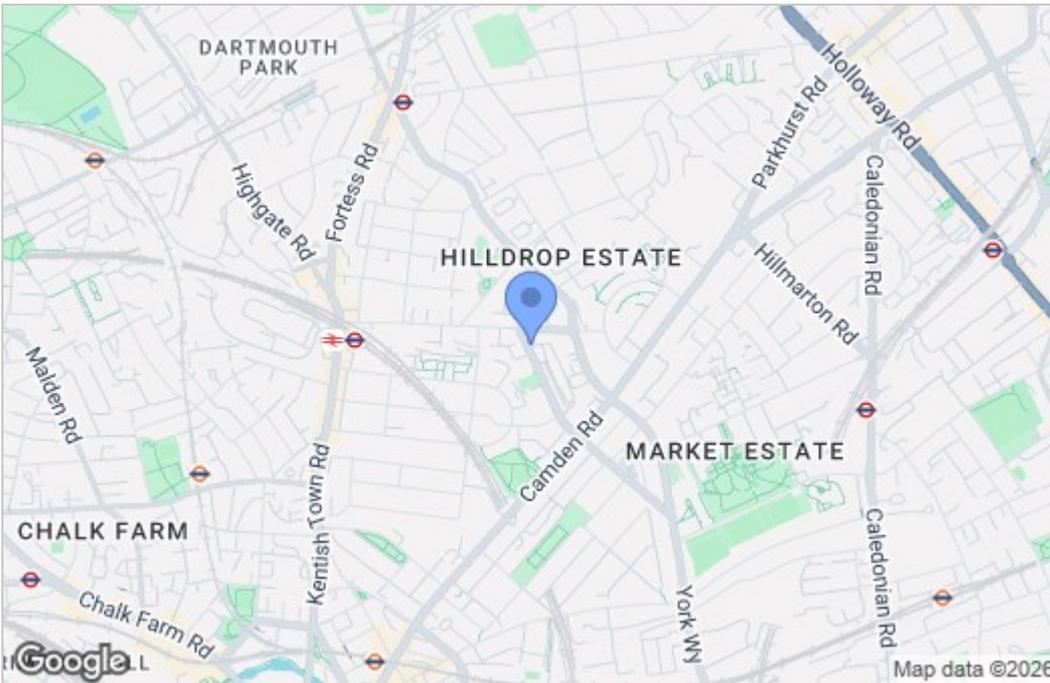
Torriano Avenue, NW5  
 Approx. Gross Internal Area  
 534 Sq Ft - 49.61 Sq M



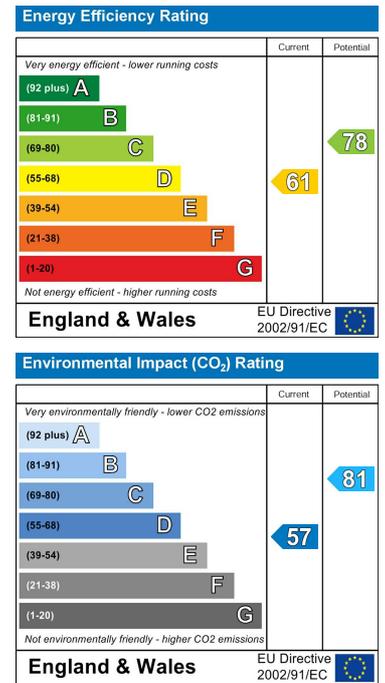
Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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# Area Map



# Energy Efficiency Graph



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