

MATTHEW JAMES

Residential Sales • Lettings • Management



85b Torriano Avenue, Kentish Town, NW5 2RX

£2,700 Per Month

A nicely presented split level ground floor flat featuring two double bedrooms, both with en suite shower rooms. The property also features two patio areas to enjoy, accessed via the lounge and one of the bedrooms. The kitchen features granite work tops and there is a blend of wood and porcelain floor tiles throughout. The property is available furnished and ready for immediate occupation.

Ground Floor

Entrance hall with wood flooring.

Guest Cloakroom

Low flush WC, small wash basin, window.

Lounge



Washed wood effect porcelain floor tiles, video entry phone, storage cupboard housing gas central heating boiler, bi fold doors giving access to patio.

Open Plan Kitchen



High gloss wall and base units with soft closing doors, granite work tops incorporating single stainless steel sink unit with mixer tap, electric oven and gas hob, large fridge freezer, washing machine, inset spotlights, washed wood porcelain floor tiles, mains connected smoke and carbon monoxide alarms.

Bedroom One



Wood flooring, double glazed window, inset spotlights.

En Suite Shower Room



Large fully tiled shower cubicle with overhead deluge shower and hand held shower attachment, low flush WC, was basin with storage drawer under, mirrored medicine cabinet, extractor fan, fully tiled walls, heated towel rail.

Bedroom Two



Wood flooring, double glazed window, inset spotlights, door to small patio.

En Suite Shower Room.



Fully tiled shower cubicle with overhead deluge shower and hand held shower attachment, low flush WC, wash basin with storage drawer under, mirrored medicine cabinet, extractor fan, fully tiled walls, heated towel rail.

Exterior



Rear patio gardens leading from lounge and bedroom.

Additional Information

Available from 28th March 2026

EPC Rating D

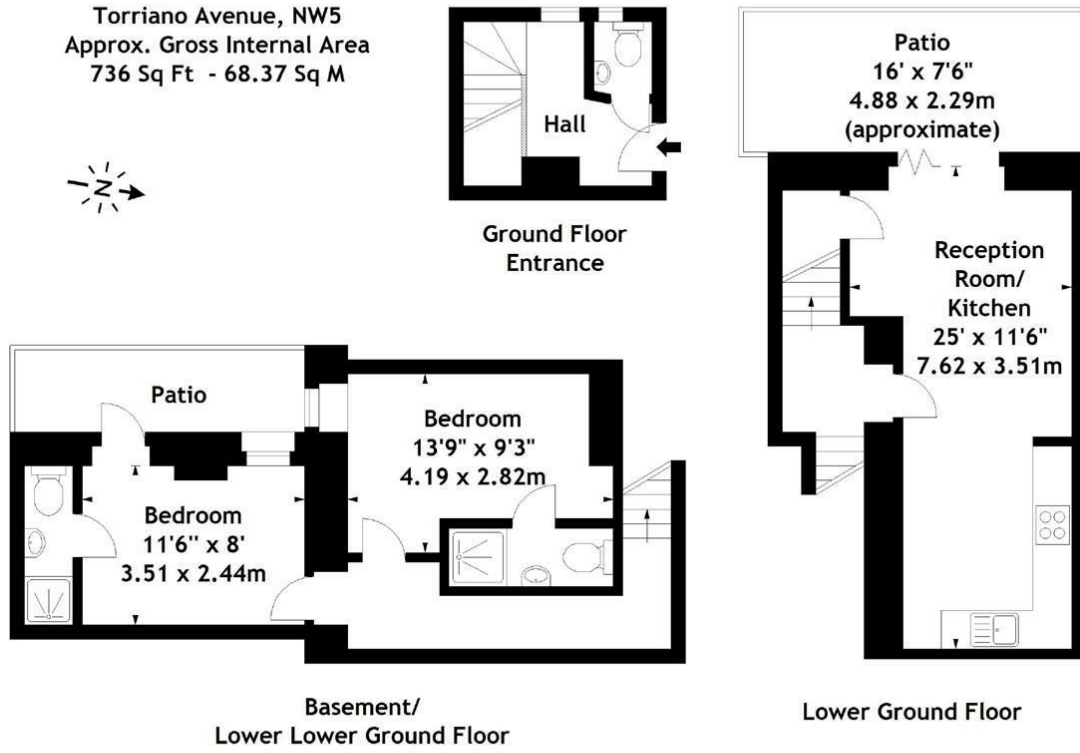
Camden Council Tax Band E

Holding deposit is 1 weeks rent (£623)

Full Deposit is 5 weeks rent £3,115

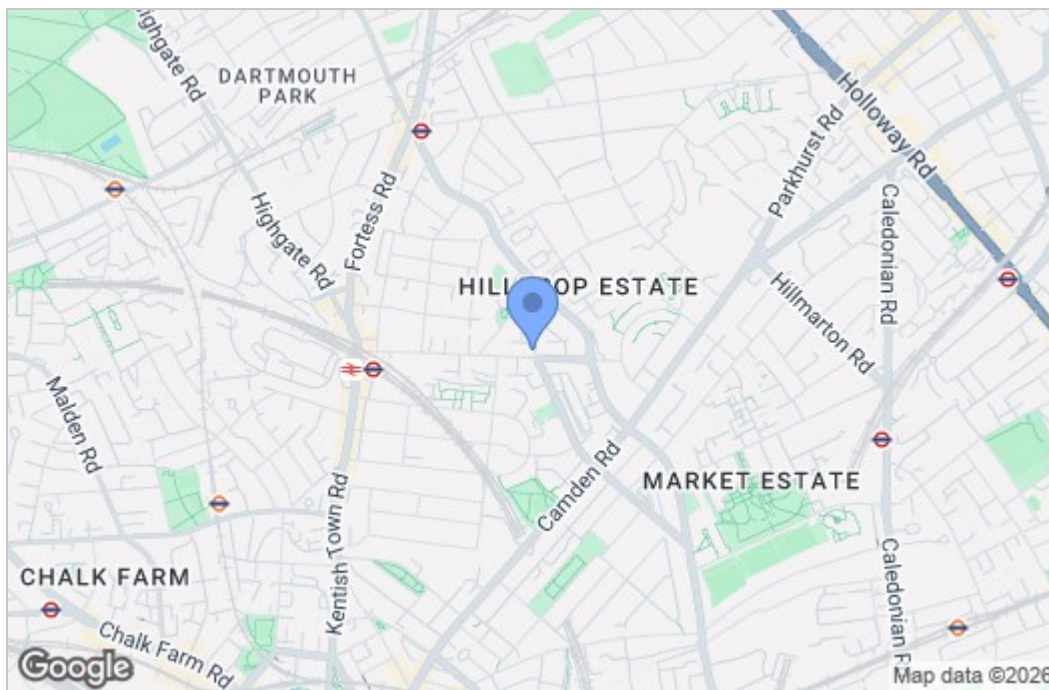
Long Term Let Available

Floor Plan

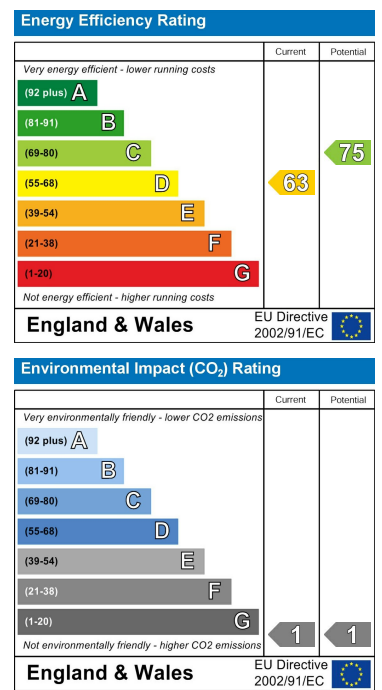


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale. © Datagraphy Ltd 2017. Photographs: Floorplans, Virtual Tours. Tel: 0202 6461461 www.datagraphy.com

Area Map



Energy Efficiency Graph



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