



Leighton Road

London, NW5

Asking Price £1,300,000

A charming Grade II listed two-bedroom family home, superbly positioned moments from the amenities of Kentish Town Road.

The ground floor comprises a spacious double reception room providing a flexible living and entertaining space, with the lower ground floor featuring a separate modern kitchen and dining room, alongside a bathroom and additional shower room. Access to the rear garden is located on the half landing between the two floors.

On the first floor, there are two double bedrooms and a family bathroom.

Externally, the property benefits from a wonderful, south facing, private rear garden extending to approximately 52 ft, as well as a generous front patio.

CHESTERTONS



Leighton Road

London, NW5

- Charming Two-Bedroom House
- Grade II listed
- Excellent Location
- Good Condition
- Two Bathrooms
- 52 Ft South Facing Private Garden



Leighton Road is located moments from Kentish Town Road with its amenities, shops and restaurants, some of North London's best pubs and the station (Thameslink, Northern Line) with direct links all over London and beyond. Independent feeling Tufnell Park, village like Dartmouth Park and the open spaces of Hampstead Heath are all nearby and world famous Camden Town is within easy reach.

Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Local Authority: Camden
Council Tax Band: F

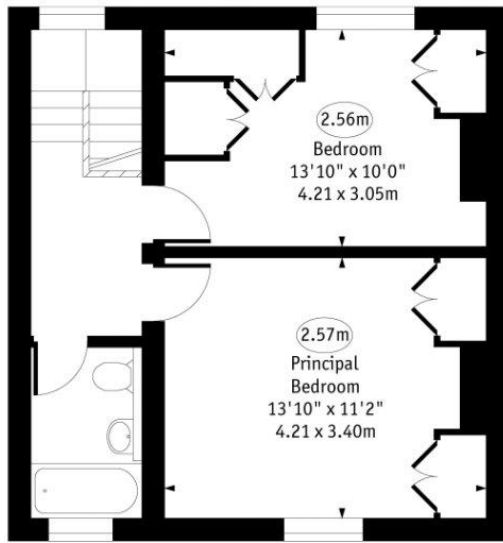
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

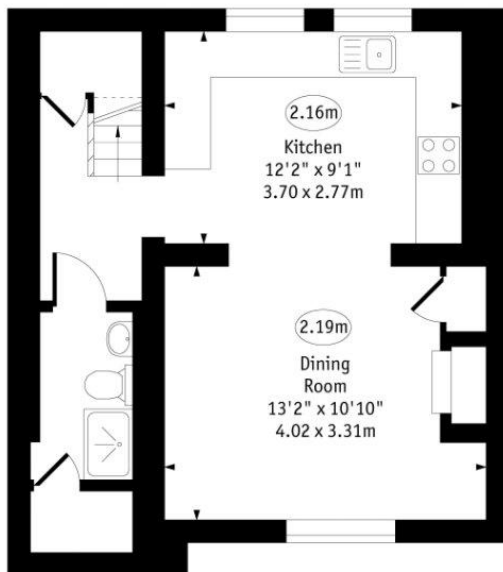
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Leighton Road

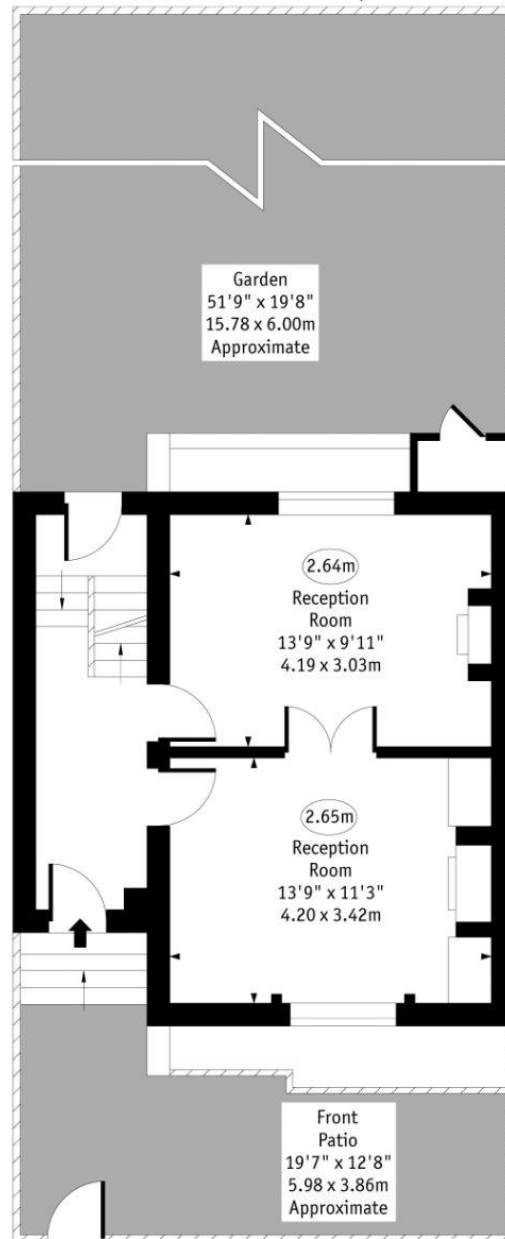
○ - Ceiling Height



First Floor
Gross Internal Area - 408 Sq Ft - 37.93 Sq M



Lower Ground Floor
Gross Internal Area - 415 Sq Ft - 38.54 Sq M



Ground Floor
Gross Internal Area - 387 Sq Ft - 35.84 Sq M

Approx Gross Internal Area 1210 Sq Ft - 112.31 Sq M

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.
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