



## Falkland Road

Kentish Town London NW5 2PS

£1,400,000

A wonderful three storey house, perfectly situated, at the end of a terrace of pastel-coloured houses constructed in the early 19th century, quietly tucked away in a delightful tree-lined residential side-turning, within a very short walk of Kentish Town Underground and Thameslink.

Offering 1256 square feet (117 square metres) of conveniently arranged family accommodation, the property has been in the same family ownership since 1980 and, although well presented, would benefit from further updating.

On the ground floor, the entrance being at the side results in a reception space much wider than usual, creating a wonderful entertaining space which affords views through the kitchen to the garden beyond. There is a bathroom/wc on the ground floor which could be easily repurposed as a utility.

On the first floor, a spacious principal bedroom to the front, good size second bedroom, leading to a generous and discreet south-facing terrace and a further small bedroom, ideal for bathroom conversion.

On top floor, a stunning and versatile open-plan space, with south facing balcony, with a further well-appointed shower room and a smaller room ideal for storage.

To the rear is a delightfully mature south-facing garden of 37 feet (11 metres), with a shed and the very useful benefit of side access.

Falkland Rd is a particularly desirable residential side-turning, ideally located for a wide range of local schools, including the Collège Français Bilingue de Londres, as well as local leisure, shops and cultural amenities. Hampstead Heath is also within walking distance.

- Fabulous period end-terrace house
- Three good bedrooms
- Wonderful open-plan reception
- Good size kitchen
- Two bathrooms
- dual-aspect study, plus further storage room
- Period features including sash shutters
- Delightful south-facing garden of 37 feet (11 metres)
- Perfect location, moments from the Underground & Thameslink
- Chain free sale

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



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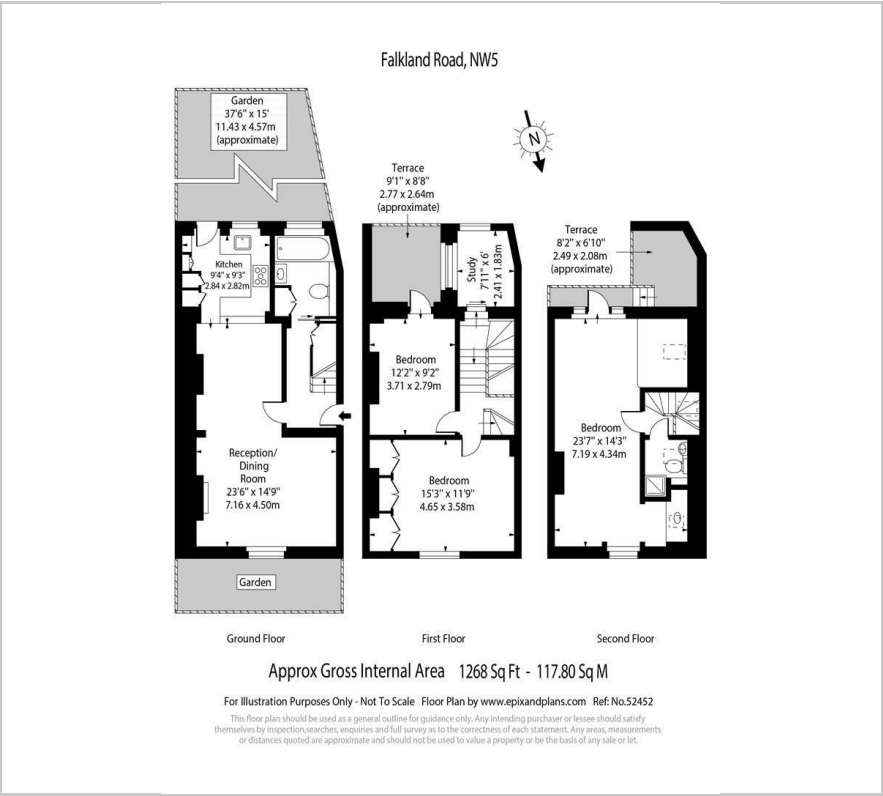
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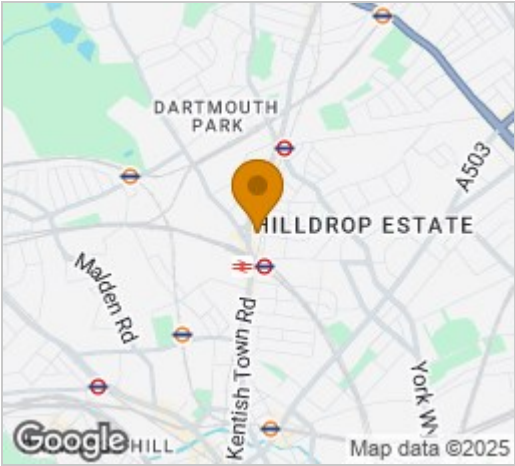
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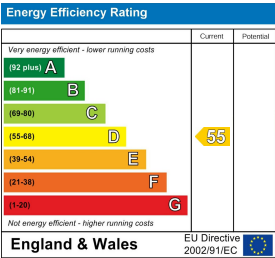
Floor Plan



Area Map



Energy Efficiency Graph



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