



## Herbert Street

London NW5 4HB

£1,195,000

VIEWING SATURDAY 22nd 12-2 An exceptional Victorian three bedroom, two bathroom mid-terrace freehold house, located in a tranquil residential side turning within a short walk of Hampstead Heath.

Extensively refurbished in recent years, the property offers generously proportioned rooms and flexible accommodation over three floors, incorporating a delightful blend of period and contemporary features. On the ground floor, a spacious reception opens on to a good-size, well-appointed kitchen, which in turn leads to a n extended dining area with a large roof light and full-height glazed doors overlooking the garden. Clever touches include a concealed ground floor utility room and pocket doors that enable the front reception to be isolated from the kitchen, if required.

On the first floor, a spacious master bedroom to the front has a modern en-suite shower/wc, with a further good-size family bathroom/wc to the rear. The top floor houses two further good double bedrooms.

To the rear is a good size mature private garden.

Herbert Street is a quiet residential street with good access to the ever popular Queens Crescent Market, the many shops and restaurants of Kentish Town, the tranquil delights of Hampstead Heath and an excellent choice of transport links to the City, West End and St Pancras International.

- Freehold House
- Three Double Bedrooms
- Two Bathrooms
- Excellent Transport Link
- Walking Distance from Hampstead Heath
- Superb Location
- Private Garden

### 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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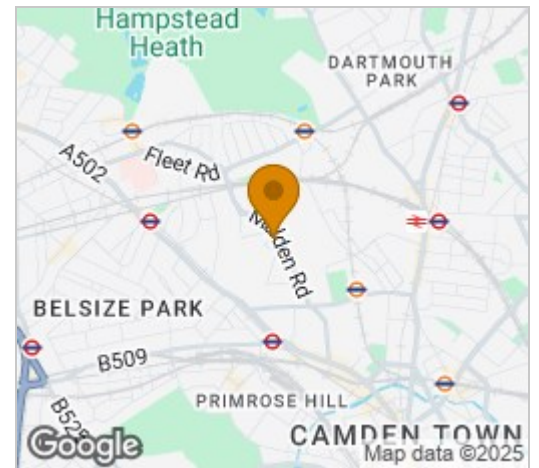


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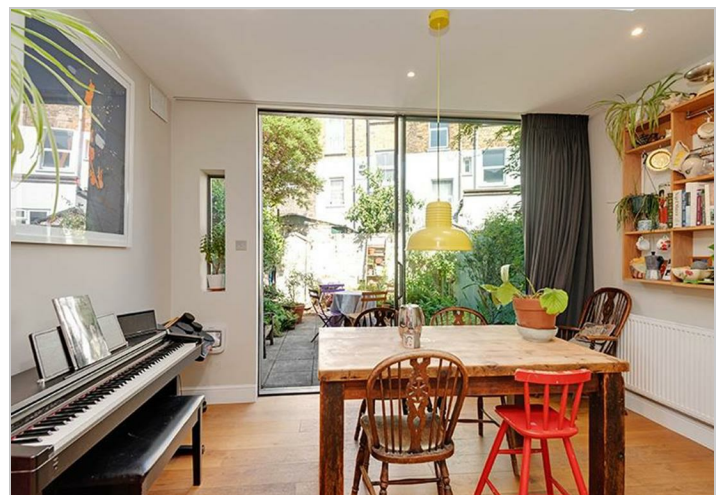
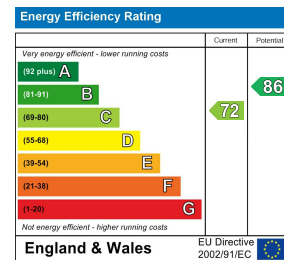
# Floor Plan



# Area Map



# Energy Efficiency Graph



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