



## Bartholomew Rd

Kentish Town London NW5 2AH

£1,350,000

An exceptional, recently refurbished maisonette achieving an EPC B rating, arranged over the top two floors of an original handsome Victorian terrace, with a further extension floor offering extraordinary natural light and finally a roof terrace level with unique panoramic views.

Situated in a quiet prime residential road, the property offers very generous and flexible accommodation of 1513 square feet. Entered at raised ground-floor level, a private stair leads to a first floor of two very large original bedrooms with a wet room/wc.

The second floor offers a very spacious dual-aspect open-plan reception, with a well-appointed kitchen and ample space for a good-sized dining table. There is a further bathroom/wc on this level. The top floor extension level is a spectacular contemporary open space with exceptional ceiling height and full height glazed doors opening on to a fabulous west facing sunset terrace.

This top floor is very adaptable for use as a main reception, a studio or a family room/kitchen, with floor below easily converted to further bedroom(s) if required. A further stair leads to second, larger terrace of 350 square feet, with glass balustrading and unique fabulous views to the horizon in all directions.

At all its levels the present arrangement optimises the use of space and provision of natural light; they each offer a good provision of services e.g wc's to allow time to comfortably occupy the property while planning any adaptations to meet individual requirements.

- Newly refurbished three storey upper maisonette
- Three/two bedrooms
- Three bathrooms
- Open-plan reception/kitchen
- Fabulous glazed top floor studio/reception/bedroom
- Large balcony
- 350 square foot rooftop terrace affording panoramic horizon views
- Period features
- Fully double glazed
- EPC rating B

### 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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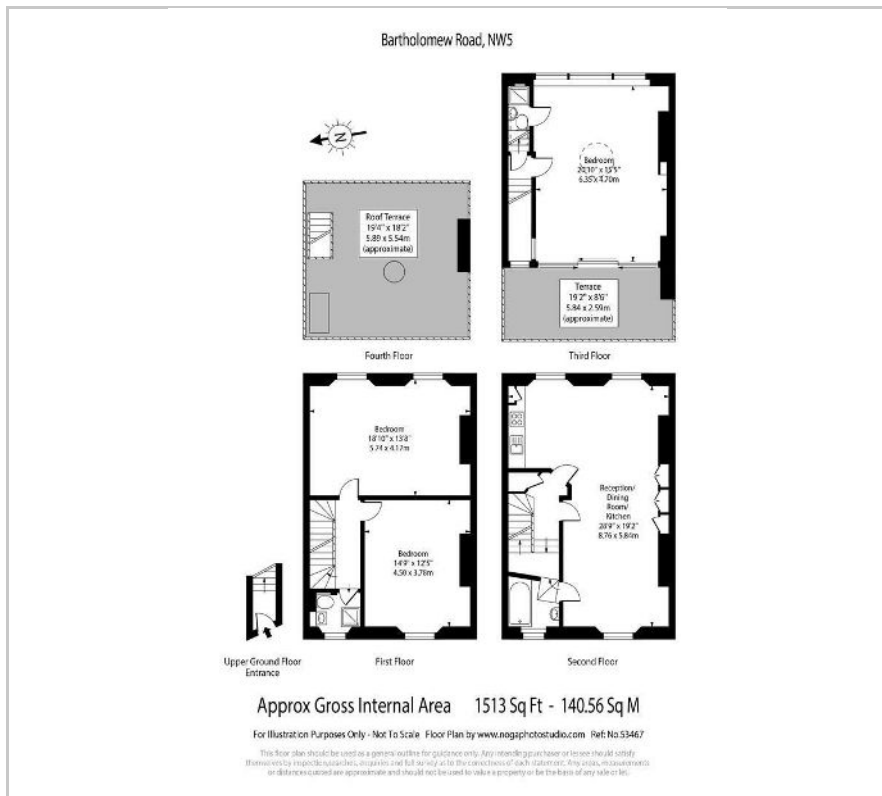
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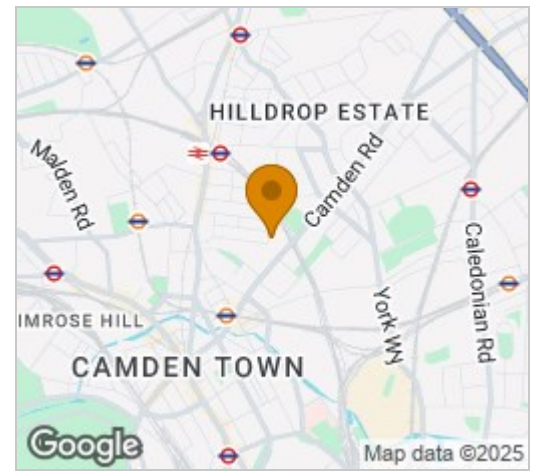
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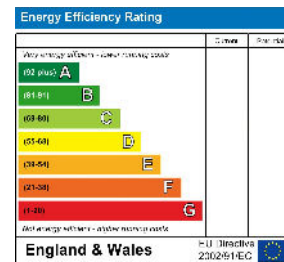
# Floor Plan



# Area Map



# Energy Efficiency Graph



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