



## Queens Crescent

Kentish Town London NW5 4EY

£2,350,000

A simply sublime six-bedroom Victorian terraced house, offering a seamless flow of elegant and refined living and entertaining space, combined with sumptuous family accommodation, in a most convenient location.

Comprehensively remodeled by the current owners to an exceptional standard in conjunction with award-winning architects Paul Archer Design, great care and attention to detail has been taken to provide finishes of the highest standard fused with clever design touches to create an outstanding, sophisticated, versatile and practical home. The addition of a strikingly modern extension over three levels perfectly complements the original fabric of the building.

Entered via the raised ground floor, a wide hallway leads to the impressive living space. To the front, a spacious reception opens via pocket doors to a very modern kitchen, fitted with a range of bespoke laminated-ply cabinetry and island unit. The dining room beyond overlooks the garden through full-height frameless glazing. On the first floor, a further formal reception to the front occupies the full width of the building. Behind is a good double bedroom, shower room/wc and utility.

The second floor is given over to a stately master bedroom suite, offering generous wardrobe space, ensuite with a free-standing bath, separate walk-in shower and a good-size terrace to the rear.

The top floor is a large open-plan space, rear terrace and is ideal as a bedroom or office.

The lower ground floor is arranged as a two-bedroom flat, with both an independent external street entrance and stairs leading up to the raised ground floor, allowing the space to be used flexibly for extended family or guests.

A private walled garden, mainly paved with flagstones and edged with brick planters, offers a pleasingly open aspect and a wonderful entertaining space.

Queens Crescent is a very convenient residential location, within easy reach of Tube and Overground stations, Hampstead Heath and Collège Français Bilingue de Londres.

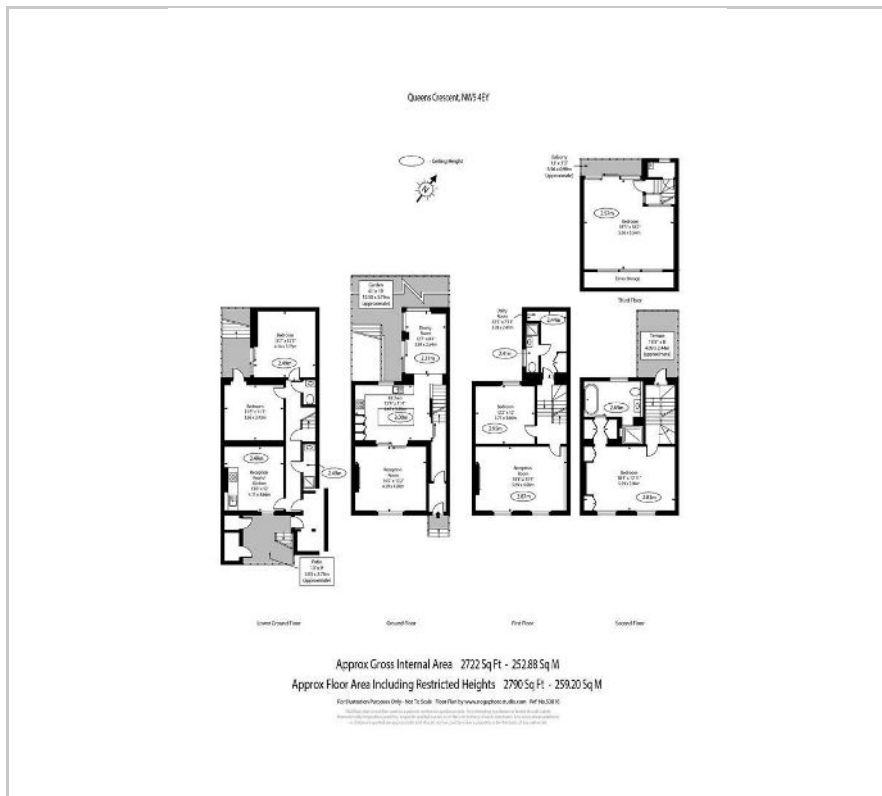
- Fabulous Victorian house with striking modern extension
- Stately master bedroom suite
- five further bedrooms
- Large reception, separate dining room with full-height glazing
- Bespoke modern kitchen with island
- Under floor heating throughout
- Three bathrooms
- Lower ground floor flat giving very flexible accommodation
- Refurbished to an extremely high standard
- Landscaped rear garden

### Viewing

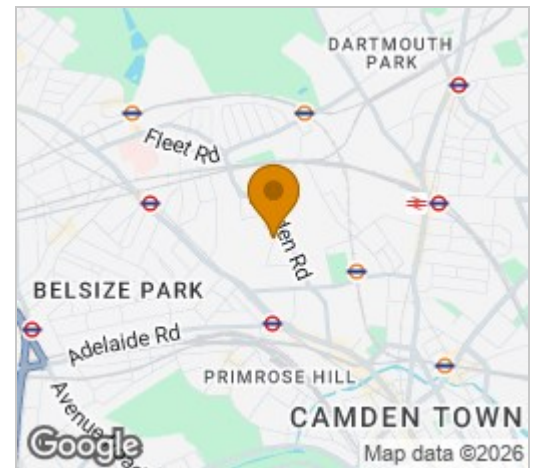
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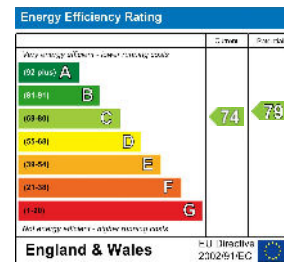
## Floor Plan



## Area Map



## Energy Efficiency Graph



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