



## Leighton Grove

Kentish Town London NW5 2RA

£1,950,000

A fabulous five bedroom Victorian terraced house, conveniently situated in a popular residential side turning.

Offering an expanse of versatile family-friendly accommodation, flexibly arranged over five floors, the property is presented in excellent decorative order throughout. In particular, the garden-level open-plan kitchen/dining room is a very good size, leading to a separate utility & WC. On the raised ground floor, a delightful bay-fronted through reception opens onto a large upper terrace.

The first floor comprises an impressive master bedroom suite, with extensive wardrobes and large en-suite bathroom with a stand-alone bath and separate shower.

The top two floors comprise four further bedrooms and a family bathroom.

To the rear, accessed from both the upper terrace and kitchen is a very good garden of 55 feet, with a raised paved patio.

Leighton Grove is 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.

Kentish Town Underground (Northern Line) and Thameslink is within a shorth walking distance.

- Fabulous Victorian terraced house
- Spacious through reception
- Large, well-appointed kitchen/dining room
- Stately master bedroom suite with luxurious en-suite bathroom
- Four further bedrooms
- Separate utility room
- Guest WCs to both lower floors
- Good size upper terrace leading to 55' rear garden
- Excellent decorative order
- Chain free

### Viewing

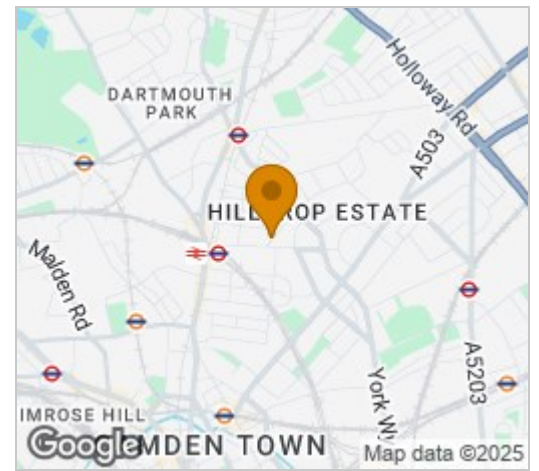
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



# Energy Efficiency Graph



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