



## Ryland Rd

Kentish Town London NW5 3EH

£999,500

An exceptionally fine two bedroom loft-style apartment, arranged over the third floor of a landmark Victorian converted piano factory, set behind security gates, in a residential side turning in the heart of Kentish Town.

The Brinsmead building is within easy reach of a wide range of nightlife, cultural and culinary attractions. Multiple transport links to the City, West End and beyond are moments away.

Constructed around 2012 and offering 834 square feet (sq m) of well-planned accommodation, the principal rooms have large industrial-style windows and excellent ceiling heights, giving exceptional light. The master bedroom suite is south-facing and particularly well-appointed, incorporating an opulent bathroom and dressing room with a generous range of fitted wardrobes.

The large open-plan reception opens incorporates a beautifully-appointed oak and stainless steel finish kitchen with a full complement of Miele appliances and leads via industrial-style glazed doors to a good-sized private balcony.

The construction and specification is to the highest standard, featuring NIBE air-source heat pump via radiators, low energy LED lighting, wiring for AV to all rooms, Philippe Starck designed bathroom fittings, Duravit sanitary ware, Italian "SCIC" kitchen and bespoke argon-filled double glazing.

SHARE OF FREEHOLD

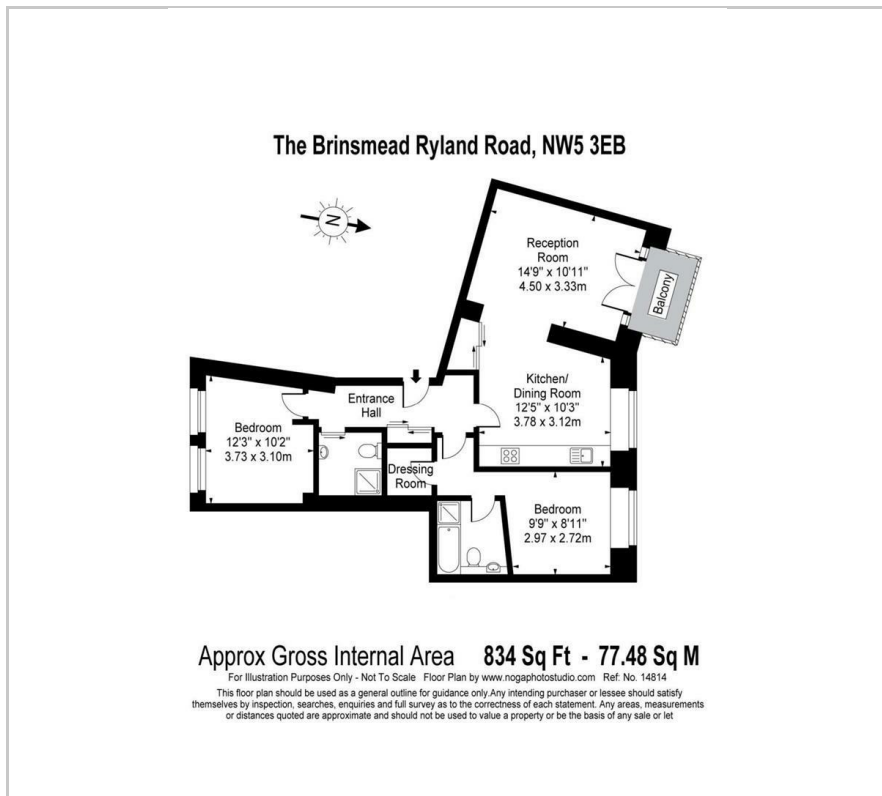
- Fabulous two bedroom loft-style apartment
- Landmark Victorian industrial building
- Share of freehold
- Wonderful open-plan reception
- High-specification Italian SCIC
- Master bedroom with dressing closet and ensuite
- Further double bedroom
- Good-sized private balcony
- Industrial-style argon-filled double glazing
- NIBE air-source heat pump

### Viewing

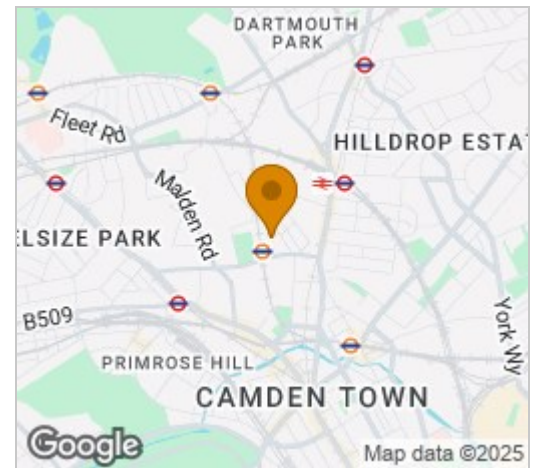
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



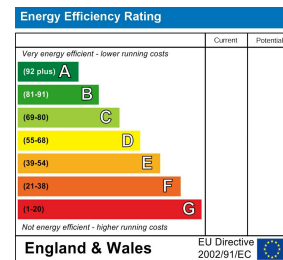
## Floor Plan



## Area Map



## Energy Efficiency Graph



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