



## Bartholomew Rd

Kentish Town NW5 2AR

£1,100,000

A fabulous three bedroom maisonette, arranged over the lower floors of a substantial period terraced house, conveniently and centrally situated in a leafy side turning, adjacent to Camden School for Girls.

Offering a very generous 1046 square feet of immaculately-presented accommodation, conveniently arranged over two levels, the property has been the subject of a thorough programme of refurbishment in recent times, to a very high standard.

The layout, for this type of property is perfect; On the upper floor, the principal receptions of the original building have been incorporated into a single spectacular open-plan reception & kitchen, with large sash windows to east and west. There is a guest WC on this level and direct access via steps down to the garden.

On the lower floor, a superb master bedroom has en-suite shower/WC amenities and opens onto the garden if required. There are a further good double and a single bedroom and a large family bathroom/WC. All bathrooms are recently fitted, as is the kitchen, which is exceptionally lovely, with quartz worktops and a range of premium appliances.

To the rear is a delightful private low-maintenance garden.

Bartholomew Rd is a very popular residential destination, situated within the Bartholomew Estate Conservation Area, ideally situated for outstanding state primary and secondary schools; Camden School for Girls and Torriano and Kentish Town primary schools. Kentish Town Underground and Thameslink are within a short walking distance and Kentish Town west overground is also conveniently close by and the Heath is within walking distance.

- Fabulous period maisonette
- Three good bedrooms
- Spectacular dual-aspect east/west open-plan reception
- Very well-appointed recently fitted kitchen
- Two very good bathrooms plus guest WC
- Perfect layout - Reception/kitchen upstairs, bedrooms downstairs
- Refurbished to an excellent standard
- Private rear garden
- Next to Camden School for Girls
- Share of Freehold

### 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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