



## Bartholomew Road

### Kentish Town London NW5 2AH

### £1,350,000

An exceptionally fine four bedroom maisonette, arranged over the upper three floors of a substantial period terraced house, conveniently and centrally situated in a prime, leafy side turning, adjacent to Camden School for Girls. Offering a very generous 1468 square feet of family accommodation, conveniently arranged over three levels, the property has been very well maintained by the current owners and is presented to a high standard throughout. Entered at raised ground-floor level, a private staircase takes you to the first floor, which is occupied by a wonderful open-plan arrangement, on an east-west axis, filled with natural light. The reception takes the majority of the space to the rear of the property, with the optimum degree of separation, opening onto a well-appointed kitchen, with ample space for a good-size dining table, to the front. There is a guest WC also on this level.

On the second floor, a spacious master bedroom with ensuite amenities is complemented by a second good double bedroom and separate modern family bathroom.

On the top floor is a good double bedroom to the rear and a further, large ensuite bedroom, which leads in turn to a generous west-facing terrace, affording far-reaching views west towards the Heath.

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 and Kentish Town west overground is also conveniently close by and the Heath is within walking distance.

- Fabulous period maisonette
- Four good double bedrooms
- Spacious open-plan reception
- well-appointed eat-in kitchen
- Large, modern family bathroom
- Two further en suite shower rooms
- Guest WC
- Fabulous top-floor terrace
- Share of freehold with 956 year lease
- Directly adjacent to Camden School for Girls

### 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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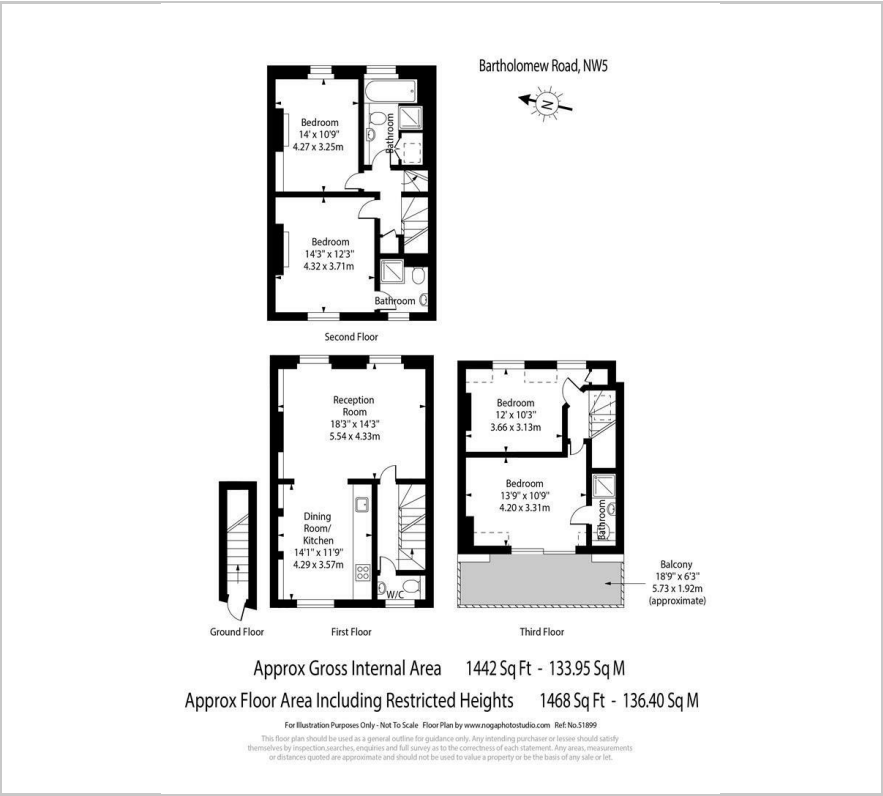


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Floor Plan



Area Map



Energy Efficiency Graph



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