



## Rochester Road

London NW1 9JJ

£2,450,000

An exceptionally fine semi-detached three/four bedroom early-Victorian villa, filled with natural light, offering a refined and flexible combination of period character and contemporary living and entertaining space, perfectly situated, directly overlooking a leafy garden square.

On the garden level, recent reconfiguration and refurbishment have created a fabulously light open plan living and dining space, with a rear glass extension, herringbone pattern ash parquet flooring and glazed intercommunicating Crittall style doors, enabling the space to be closed off, whilst retaining maximum light.

A high-quality bespoke kitchen, with granite worktops, is fitted with a range of premium appliances, an island unit separating the space from the dining area. The large sash window and adjacent range of bi-folding doors giving a fine outlook over the garden. To the front is a well-appointed shower/wc and separate utility cupboard. The covered side passage gives both direct access to the garden and useful space for cycles and general storage.

On the raised ground floor, an impressive hallway leads to the two delightful intercommunicating receptions, retaining the full complement of fireplaces, shutters and decorative plasterwork. To the rear is a study or bedroom, fitted with extensive bespoke cupboards and bookshelves and a further guest wc is adjacent.

On the top floor are two very good double bedrooms, both with a range of fitted wardrobes, a further smaller bedroom and a good family bathroom/wc.

To the rear is a good size tranquil, mature and well-maintained landscaped garden with a pleasant outlook towards Bartholomew Rd.

Rochester Rd is a particularly lovely and desirable Conservation Area location, closed to traffic from Kentish Town Road and set around a delightful garden square, popular with families and dog walkers. Kentish Town and Camden Underground stations are within a short distance as are the Camden School for Girls and Collège Français Bilingue de Londres.

- Fabulous early-Victorian villa
- Three/four bedrooms
- Stunning open-plan ground floor with glazed extension
- Double-aspect original receptions
- Study/fourth bedroom
- Well-appointed family bathroom, second shower room/wc and further wc
- Bespoke kitchen with granite worktops & premium appliances
- New insulated roof in 2024, rewired in 2015
- partial under-floor heating
- Prime garden square location

### 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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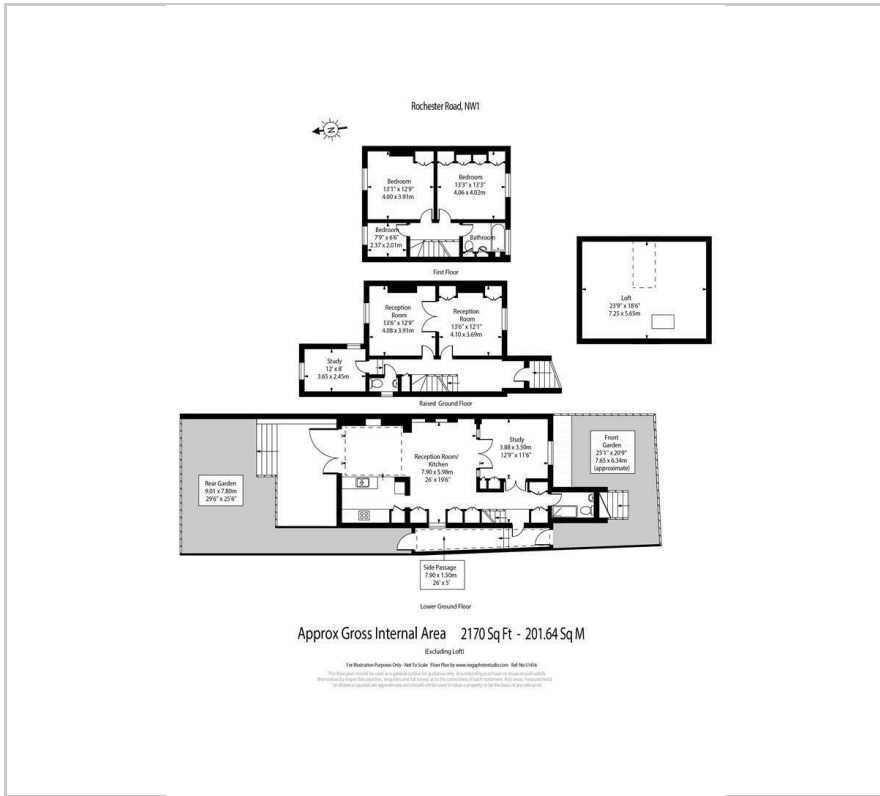
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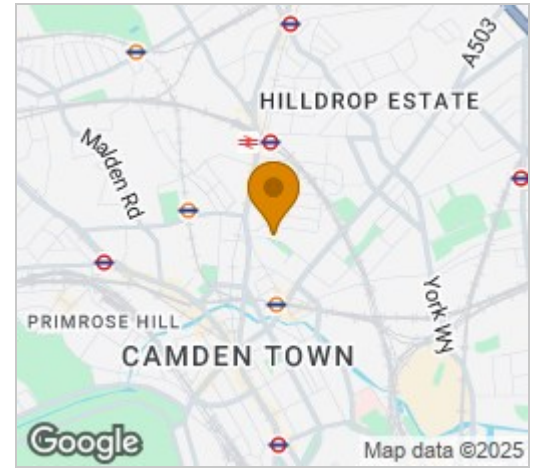
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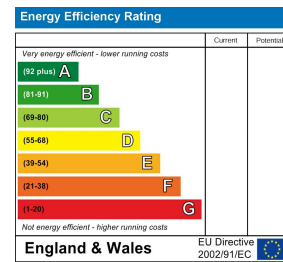
## Floor Plan



## Area Map



## Energy Efficiency Graph



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