



## Leighton Crescent

Kentish Town London NW5 2QY

**£799,500**

An exceptional three bedroom split-level garden apartment, forming part of a landmark modernist building, designed in the late 1970s by renowned architect Edward Cullinan for the Borough of Camden.

Constructed over five floors from stock bricks and overlooking a pretty public garden, the building has a distinctive and pleasing arrangement of metal uprights and balconies to the front.

Offering 1073 square feet (100 square metres) of flexible accommodation, the apartment is presented to a very high standard throughout.

Entered on the upper level, the fabulous dual-aspect open-plan reception of 30' is principally lit from the west by three pairs of glazed double doors, each leading to a separate balcony. The open-plan kitchen is modern, with a range of premium appliances and there is a handy guest WC.

On the garden level, three good double bedrooms, with a thoughtfully-designed range of fitted storage to each, all bedrooms having glazed double doors leading to the garden. A well-appointed modern family bathroom/WC completes the accommodation. Separate, additional private storage is accessed from the basement.

To the rear is a good-sized private garden, mainly paved with shrub borders and a sunny, open westerly aspect. Beyond the private rear garden, there is access to a larger, very well maintained communal garden.

Leighton Crescent is a very attractive residential location, consisting of mainly Victorian terraces set around a leafy public open space. Kentish Town Underground (Northern Line) and Thameslink are within a short walking distance, as are the shops, bars and restaurants of Kentish Town Road.

Outstanding local schools including Torriano Primary and Camden School for Girls are close by.

- Fabulous split-level modern apartment
- Three good double bedrooms
- 30' open-plan reception with three balconies
- Modern kitchen with high-quality appliances
- Well-appointed family bathroom/wc
- Separate guest WC
- Fitted wardrobes to all bedrooms.
- Excellent decorative order
- Excellent example of Modernist architecture by Ted Cullinan
- Good-sized private rear garden, in addition to large, well maintained communal garden.

### 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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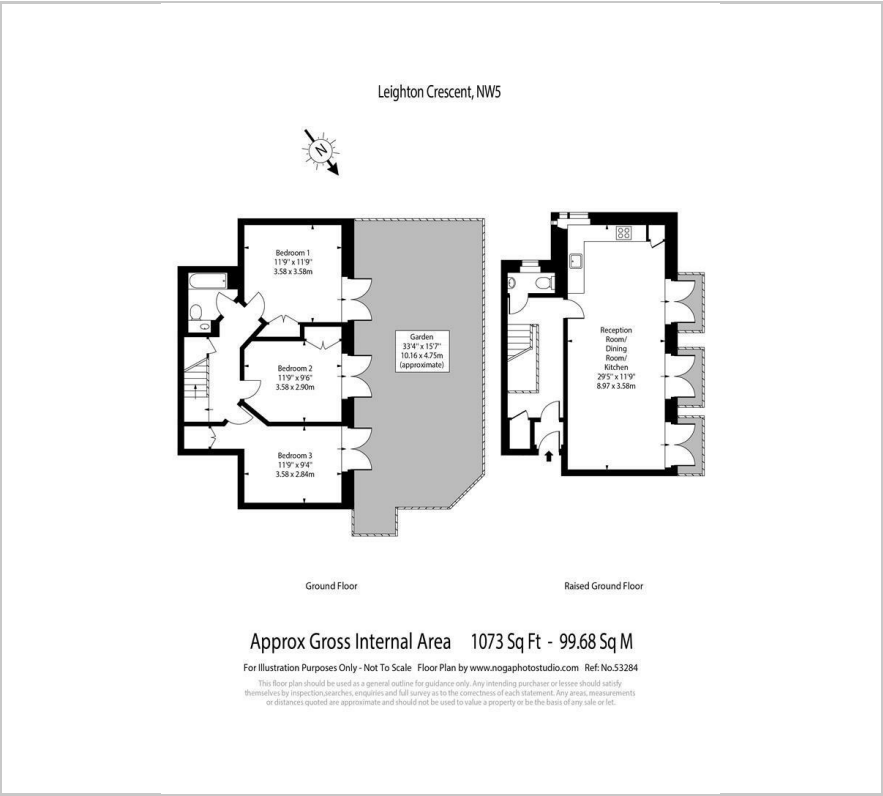


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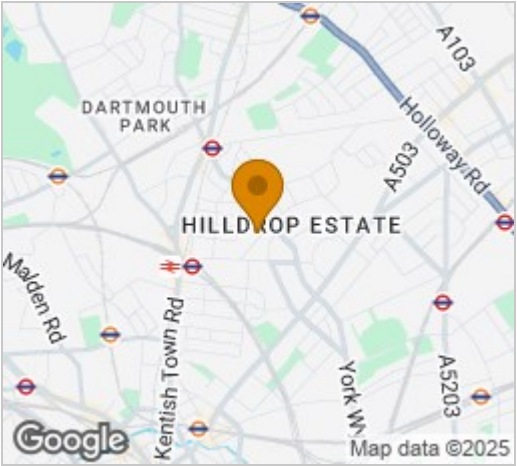




Floor Plan



Area Map



Energy Efficiency Graph



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