



## Bartholomew Road

Kentish Town London NW5 2AJ

**£675,000**

An exceptionally well presented two bedroom top-floor apartment, forming part of a handsome and imposing four-storey semi-detached Victorian villa, ideally situated in the tranquil enclave to the east of Kentish Town Rd.

Offering 733 square feet (68 square metres) of bright and well-planned accommodation, the property has been maintained to a very high standard by the current owners. In particular, the large reception to the rear of the property is of a very good size, with two large sash windows and opens onto a well-equipped modern kitchen, with a good range of integrated appliances.

Both bedrooms are well proportioned and the bathroom/WC is modern and well-appointed. To the rear is a well-kept communal garden. The wide hallway has two generous storage cupboards and we understand the owners use a ground floor communal storage cupboard for cycle storage.

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.

Ground rent £10 PA

Service charge £650PA

Lease 125 years from 11th January 1988. 89 years remaining.

- Exceptional two bedroom flat
- Top floor - sole loft access (not demised)
- Large bright reception
- Modern kitchen with appliances
- Two good bedrooms
- Well-appointed family bathroom
- Communal garden
- Excellent decorative order
- Ideal residential location
- 733 square feet

### 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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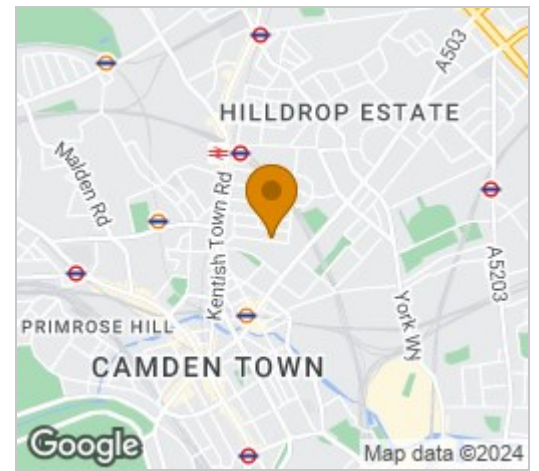
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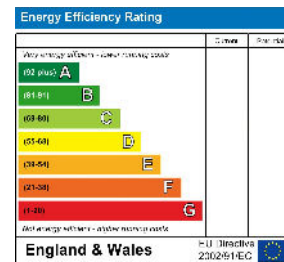
# Floor Plan



# Area Map



# Energy Efficiency Graph



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