



## Patshull Road, NW5 2JX

£799,500



A very fine two bedroom upper maisonette with an exceptionally large roof terrace, occupying the upper two levels of a handsome period building, perfectly situated in a tranquil location on Patshull Rd, just the right distance from the bustle and amenities of Kentish Town Rd. Offering 830 square feet of accommodation, the property is conveniently arranged and very well presented throughout. The reception is particularly large, while the separate kitchen to the rear and the larger of the two bedrooms offer fine leafy views over the gardens. Both bedrooms are wonderfully secluded at the top of the building and offer generous eaves storage. The rear terrace is in excess of 200 square feet and is screened from view of the houses opposite by distant tall trees, making for a remarkably private space.

A share of the freehold is included.

Patshull Road is a most desirable residential location, a short distance from Camden School for Girls and Collège Français Bilingue de Londres. It is also within easy reach of the Underground, shops, restaurants and bars of Kentish Town Road.

- Two bedroom period flat
- Large south-facing reception
- Family bathroom/wc
- Perfect location
- Service Charge £900 PA
- Exceptionally large terrace
- Separate kitchen
- Share of freehold
- Chain free
- Council Tax band E £2190 PA

