



## Holmes Road

London NW5 3AN

£1,675,000

An exceptionally fine three bedroom loft style apartment with large terrace, situated in the vibrant heart of Kentish Town. Recently refurbished to a particularly high standard throughout, with high-quality oak flooring and under-floor heating, the property offers 1547 square feet of lateral accommodation, arranged conveniently over the third floor of the building, with high ceilings throughout and floor to ceiling windows, all principal rooms opening on to a central terrace of 275 square feet (26 square metres)

On entering the flat, the wide hallway, opens on to a very useful large cloaks/boot room. The stately master bedroom suite incorporates a very good size dressing room that could easily be adapted as a home office. There are two further good double bedrooms, the larger with a good range of fitted wardrobes.

In addition to the en-suite amenities, there is a very well-appointed family bathroom/WC and large utility cupboard housing washing machine and dryer.

In particular, the stunning open plan reception, at 43', is of a scale rarely seen in an apartment, the space incorporating a recently fitted high quality kitchen, with a full range of premium appliances and windows to two aspects.

Holmes Rd is situated directly to the west of the multiple amenities of Kentish Town Rd, within a very short walk of Kentish Town Underground and Thameslink and Kentish Town West Overground.

A range of excellent local schools, including Collège Français Bilingue de Londres, Kentish Town Primary, St Patrick's and Camden School for Girls are also close by.

- Exceptional loft-style apartment of 1547 square feet (144 square metres)
- Fabulous 43' open-plan reception
- Three very good bedrooms
- Two well-appointed bathrooms
- Dressing room with potential for home office.
- Recently refurbished to a very high standard
- Very spacious terrace of 275 sq ft (26 sq metres) accessed from all principal rooms
- Wide-format oak flooring with under floor heating
- Step-free access with passenger lift
- Chain free

### 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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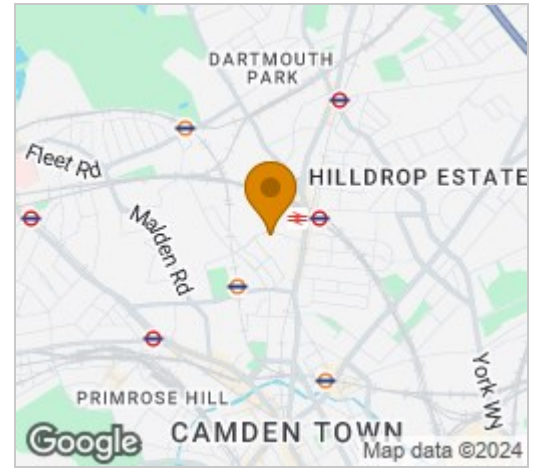
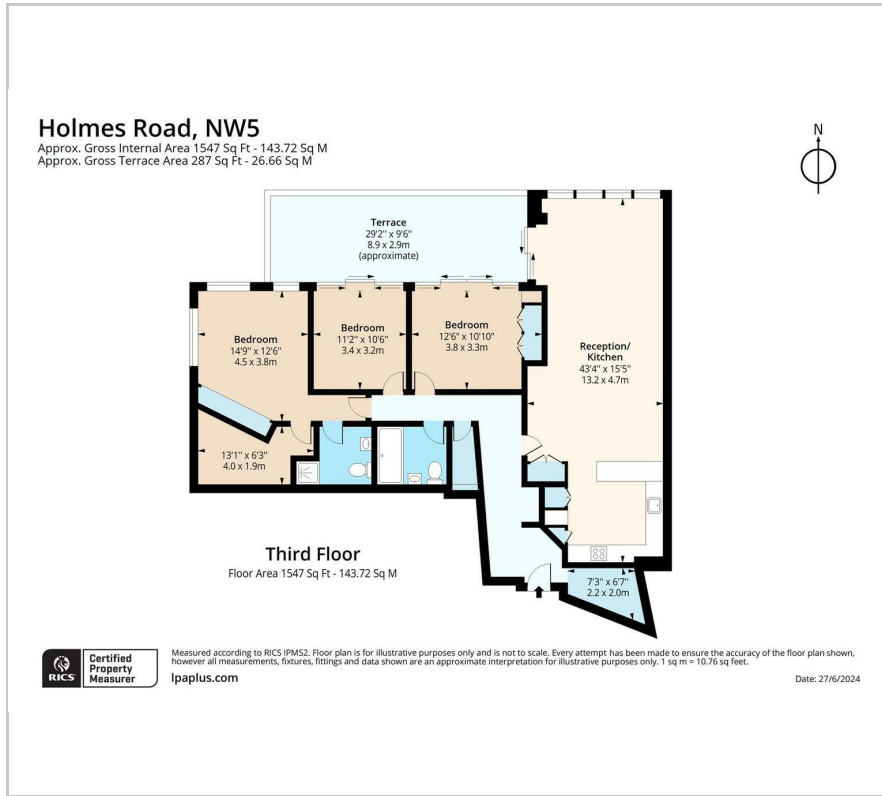
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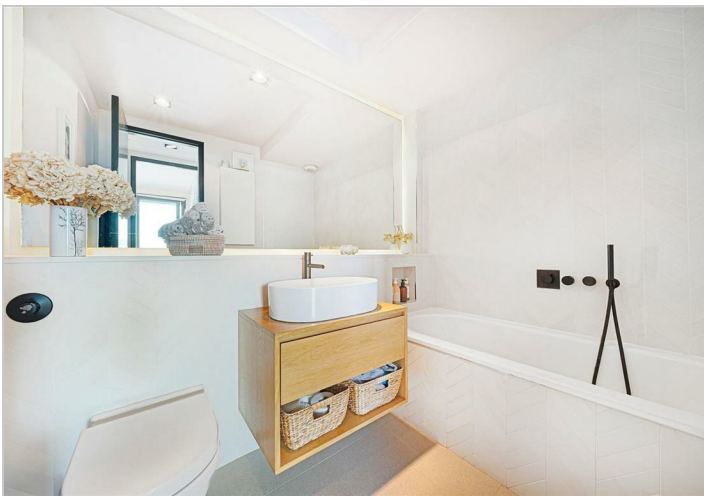
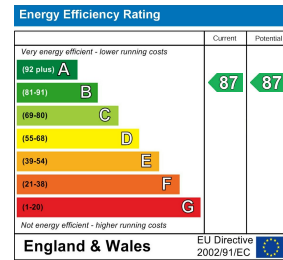
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# Floor Plan

# Area Map



# Energy Efficiency Graph



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