



28 - 34 Pianoworks

, NW5 2HB

Asking Price £635,000

An exceptionally fine two double bedroom loft-style apartment, arranged over the first floor of a fabulous Victorian former industrial building, ideally situated within moments of Kentish Town Underground and Thameslink.

Constructed to a very high standard approximately eight years ago,

Offering spacious and bright accommodation, the property features a large reception and open-plan kitchen, fitted with a comprehensive range of premium appliances, two good double bedrooms, sleek modern bathroom and a large decked balcony to the rear. The apartment also benefits from a passenger lift, engineered wood flooring, built in surround sound system with speakers in every room, and top of the range double glazing.

The Piano Factory enjoys a great position only moments' walk from the multiple transport facilities at Kentish Town (mainline as well as Northern Line underground stations) and the eclectic mix of, bookshops, boutique restaurants, supermarkets, health food and many other independent shops on the bustling High Street, the open spaces of Hampstead Heath are within a short stroll.

Council Tax - Band D- £1,791pa

Lease - 125 years from March 2014

Service Charge - £2906

Ground Rent - 350

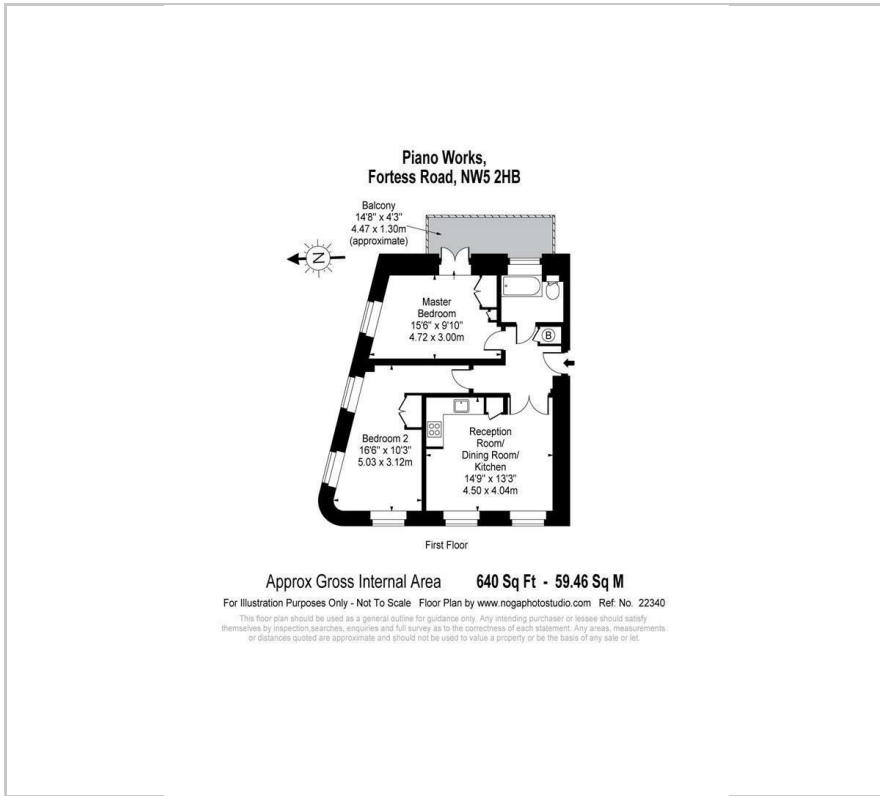
- Spacious two double bedroom loft style apartment
- Bright and spacious lounge/diner
- Fully equipped open plan modern kitchen
- Sleek modern bathroom
- Large decked balcony
- 640 Square Feet
- Passenger lift
- Chain Free
- Stunning Communal Entrance Hall
- Very Close to Tube and Shops

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.



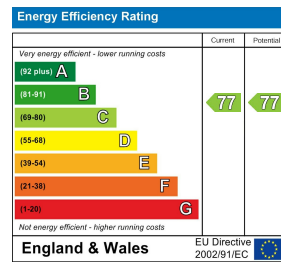
Floor Plan



Area Map



Energy Efficiency Graph



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