



## St. Albans Villas, London, NW5 1QY

Asking Price £395,000



A particularly spacious and perfectly-located first floor flat of 455 square feet, forming part of an attractive mid-century modern block, ideally situated in a leafy residential side turning, at the western end of St Albans Rd, directly opposite the entrance to the Heath. Offering a pleasant southerly aspect to the principal room, the property is presented to a high standard, benefiting further from a good size separate kitchen. Subject to the requisite permissions, it should be possible to rearrange the existing accommodation to form a very satisfactory one-bedroom flat.

St Albans Rd is a coveted residential side turning, moments from both the Heath and the delightful cafes, independent shops and amenities of Swains Lane. Multiple bus routes pass along nearby Highgate Rd, Kentish Town Underground is an easy walk and the nearest overground is at Gospel Oak.

we understand the lease has recently been extended to 189 years, with a zero ground rent.

- Very spacious studio flat 455 sq feet
- Fabulous location very near the Heath
- Perfect Pied-a-terre
- Long lease 189 years
- Chain free
- Modern mid-century building
- Potential for rearrangement to one bedroom
- Council tax band B £1338
- Zero ground rent
- Excellent well-maintained order

