



## Bartholomew Villas

Kentish Town London NW5 2LL

£1,780,000

An exceptional three/four bedroom period end-terraced house, perfectly situated on the west side of one of the very finest residential addresses in NW5.

Arranged over three storeys plus a small basement, the property is presented excellent decorative order throughout, retaining a good deal of period charm and detail, including original working shutters, decorative plasterwork, fireplaces, and stained glass.

On the ground floor, a wide hallway leads to a spacious front reception, which opens onto a modern eat-in kitchen with further large pantry.

On the first floor are two very good size bedrooms and on the top floor a further very good double, a study and family bathroom/wc. There is a small basement, with a further wc.

The adjacent houses to both sides have substantial two-storey rear extensions, so there may well be the potential to extend, subject to the requisite permissions.

To the rear is a very tranquil and mature west-facing garden, which overlooks the gardens on Patshull Rd.

Bartholomew Villas is a most desirable, leafy residential side-turning, a short distance from Camden School for Girls and within a minutes' walk of the amenities of Kentish Town Road. The Collège Français Bilingue de Londres, and the Underground are both very close by.

- Fabulous end-terraced period house
- Three good double bedrooms plus study
- Open plan reception
- Modern fitted kitchen
- Pantry
- Modern family bathroom/wc
- Numerous charming period features
- Basement with guest wc
- Perfect, leafy residential location
- Mature west-facing garden

### 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.



3



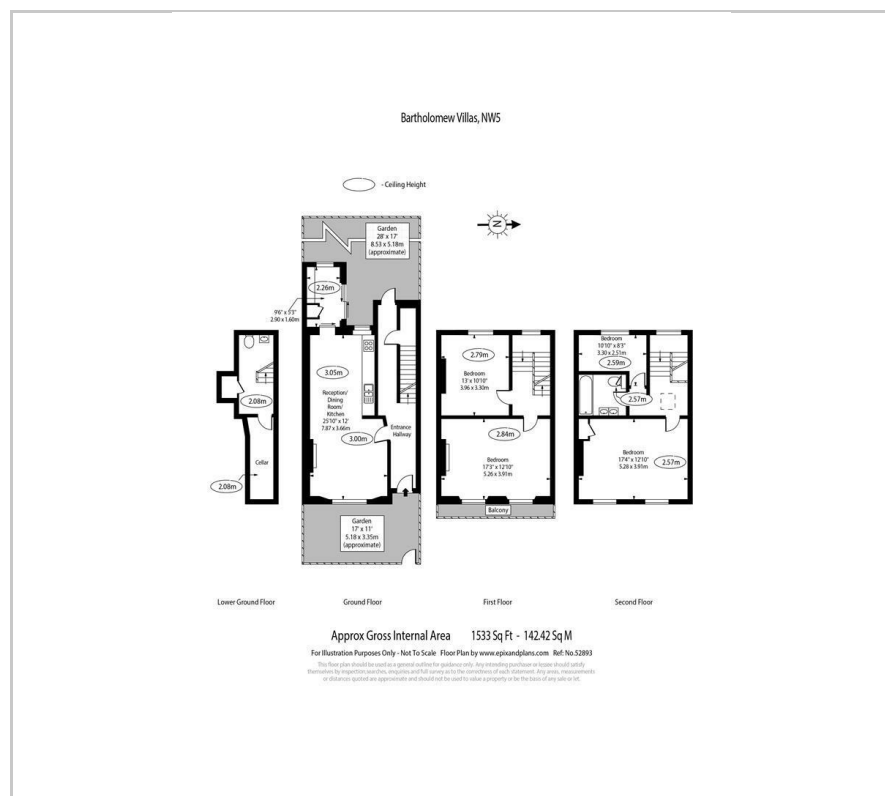
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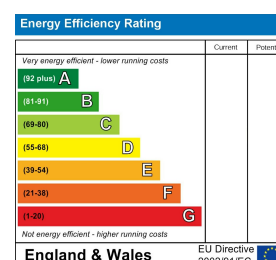
## Floor Plan



## Area Map



### Energy Efficiency Graph



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