



## Patshull Road

Kentish Town London NW5 2JX

**£2,600,000**

A sublime five bedroom semi-detached, light filled, Victorian villa, offering a seamless flow of elegant and refined living and entertaining space. Combined with sumptuous family accommodation and a spacious rear garden, it is perfectly situated, in a prime residential location, moments away from Kentish Town High Street.

Offering an exceptional 2545 square feet (236 square metres) of well-maintained accommodation, arranged over only three floors, the house is one of the widest on the road, enjoying correspondingly grand proportions to all the principal rooms.

In particular, the ground floor double reception is magnificent, with oak flooring, high ceilings, and a wonderful bright aspect, filled with light from the large sash windows with original shutters to the front. Opening on to the kitchen through a delightful dining area, with glass roof and large pivoted picture-window to the rear, the arrangement makes for a bright, airy living and entertaining space.

On the first floor, the principal bedroom (currently used as a studio) spans the full 21 feet of the building and is exceptionally light, with stripped pine flooring, two large south-facing sash windows, ceiling heights over 10 feet and a full range of fitted storage. A second very good double bedroom to the rear is complemented by a large, very modern and well-appointed family bathroom/wc and a further separate shower room/wc of similar style.

The top floor provides two very good double bedrooms, a further more compact double bedroom and a third shower

- Sublime, wide Victorian villa
- 21' Master bedroom
- Four further double bedrooms
- Fabulous double reception with wood burner
- Very large, bright kitchen/dining area
- Three modern bathrooms
- Numerous original features
- Perfect residential location
- Off St parking for small car & cycle storage
- 50 foot (15 metre) mature rear 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.



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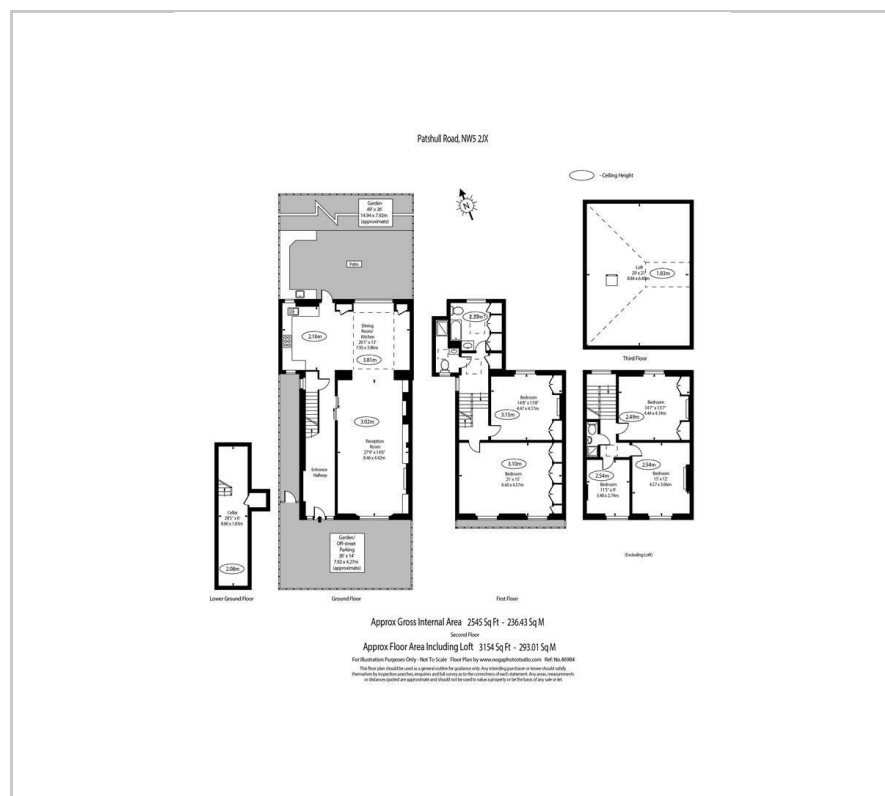
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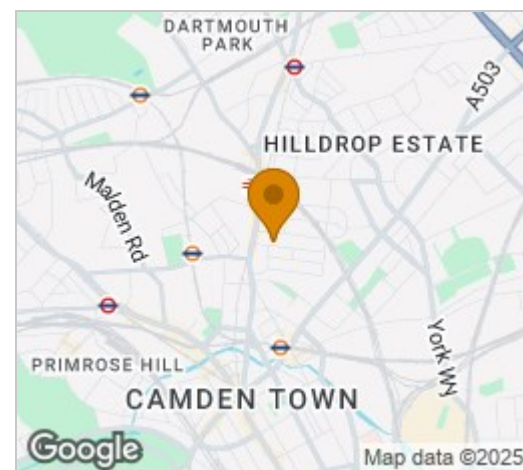
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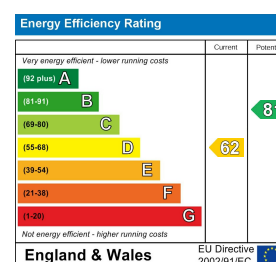
## Floor Plan



## Area Map



### Energy Efficiency Graph



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