



## Gaisford Street

### Kentish Town NW5 2EG

### £1,260,000

An exceptionally fine three bedroom garden maisonette, arranged over two floors of a picturesque Victorian terrace, centrally and conveniently located, in a prime residential side turning to the East of Kentish Town Rd, within a short walk of the Underground and close to Camden School for Girls.

Comprehensively refurbished circa 2018 by the current owner with great care and attention to detail, in particular to the aspect of energy efficiency, the property has been reconfigured to an ideal layout.

On the upper level, the bright open-plan kitchen includes a full complement of appliances and opens onto both a good size reception and a south-facing terrace leading to the garden. There is a well-appointed family bathroom also on the upper level.

On the garden level, a wide hallway is entered from the private street entrance, lined with fitted book cases and extensive flush fitted storage cupboards, the floor laid in ceramic tiles of a large metre square format, with wet under floor heating extending to the whole of the level, split into three zones. Two good double bedrooms, both with generous sized fitted wardrobes, are separated by a very modern shower room/wc and there is a further single bedroom/office to the rear. A built-in utility cupboard, housing the washing machine, but with space for a separate dryer if required, is cleverly nestled under the front steps.

In addition to the general refurbishment works, the drains have been replaced, as has the main roof the main roof - to include solar panels for this and the flat above. The rear elevation benefits from exterior insulation, double glazing is fitted throughout, as are LED bulbs. As a result, the EPC rating is at the exceptional level of B.

Accessed from the kitchen, rear bedroom and office is the magnificent garden, 20 metres or 65 feet in length and facing due south, the garden is a delight. Unusually large and planted with a range of mature trees and shrubs, there is a good size patio.

Gaisford St is a wide

- Exceptional garden maisonette
- Three good bedrooms
- Two bathrooms
- Fabulous open-plan kitchen
- Good size reception
- Zoned under floor heating to lower level
- DEFRA-approved woodburner
- Very close to Camden School for Girls
- EPC rated B
- Council Tax D - £1900 PA

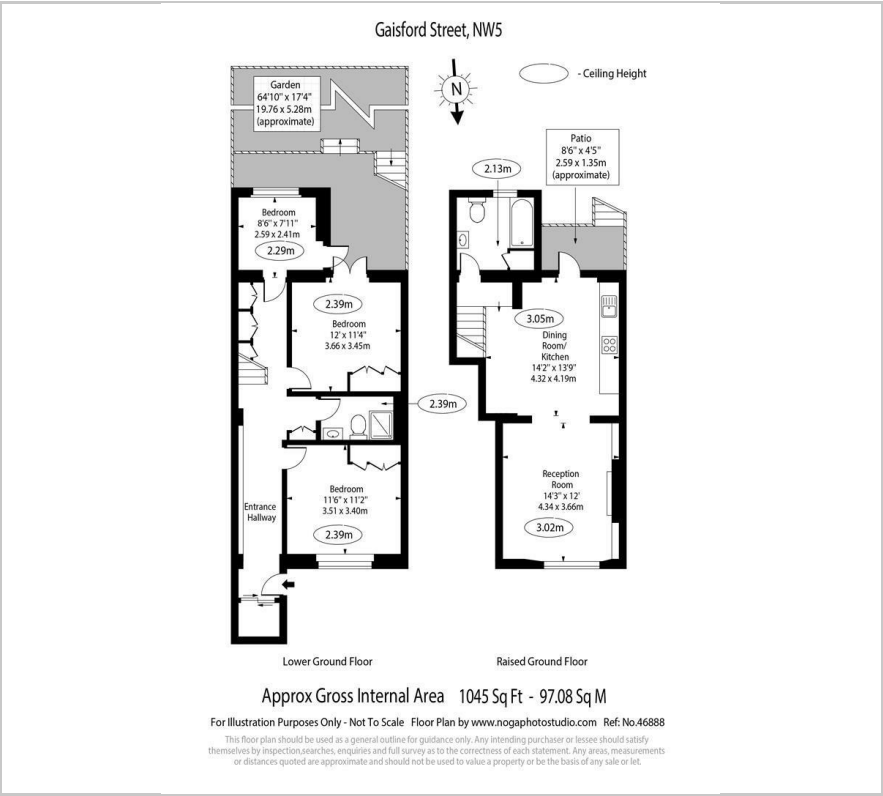
### Viewing

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.





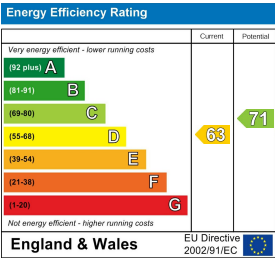
Floor Plan



Area Map



Energy Efficiency Graph



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