



## Alma Street

Kentish Town London NW5 3DH

£1,595,000

An exceptionally fine two bedroom house, forming part of a charming period terrace, ideally situated in the heart of the Inkerman Conservation Area, one of the most coveted prime residential locations in Kentish Town.

Thoroughly remodeled, renovated and extended on both floors to a design by architect Jim Biek, with particular attention to maximise natural light, the property offers versatile and flexible accommodation, arranged over just two storeys, presented to an exceedingly high standard throughout.

In particular, the ground floor has been extended and opened up to create an exceptionally lovely kitchen/dining reception space, with high quality cabinetry, a central island and full complement of premium appliances, Quooker tap, InSinkErator waste disposal and water softener. To the rear, full-height glazed doors provide excellent natural light and a wonderful interaction with the garden.

On the first floor are two very good double bedrooms, the principal bedroom opens into the butterfly roof and features an excellent range of fitted wardrobes, the very sizeable second bedroom has a striking full-height dual aspect corner window. The luxurious contemporary-styled bathroom has separate bath & shower and is illuminated by remote controlled Velux skylights.

To the rear is a meticulously constructed smart, low-maintenance modern garden, paved with raised beds, a birch tree and outdoor gas mains for BBQ.

Alma St is a prime residential side turning in the centre of Kentish Town, with very little through traffic, moments from the amenities of Kentish Town Rd, the Underground and Thameslink, Kentish Town West Overground and the Collège Français Bilingue de Londres. A number of excellent state schools are nearby and the open spaces of Hampstead Heath and Regent's Park are within walking distance.

- Fabulous renovated and extended period terrace in Prime Conservation Area location
- Two very good double bedrooms
- Wonderfully spacious and light open-plan reception
- Sleek modern kitchen with island and premium appliances
- Spacious and well-appointed bathroom with separate walk-in shower plus Ground floor WC
- Generous storage - built in wardrobes and large under stairs storage area
- Lutron lighting system
- Under floor heating to ground floor and in first floor bathroom and Nest thermostat
- Low profile double glazing
- Level access with minimal steps, ideal for down sizing

### 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.



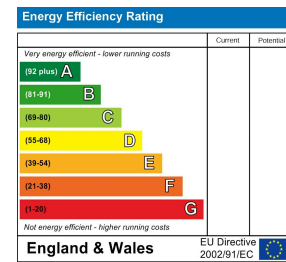
## Floor Plan



## Area Map



## Energy Efficiency Graph



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