



Patshull Road

London NW5 2JX

£1,050,000

A very fine, comprehensively refurbished, three-bedroom upper maisonette with an exceptionally large roof terrace, occupying the upper two levels of a handsome period building, perfectly situated in a tranquil location on Patshull Rd, just the right distance from the bustle and amenities of Kentish Town Rd.

Offering generous accommodation, the property is conveniently arranged and presented in turnkey condition throughout. The south-facing open-plan reception is particularly spacious, opening onto a newly-fitted high-quality kitchen, with stone work surfaces and a full complement of premium appliances. The master bedroom enjoys a hotel-style standalone bath and there are two further good bedrooms, a well-appointed family bathroom/wc and a further separate wc.

The rear terrace is in excess of 200 square feet and is screened from view of the houses opposite by distant tall trees, making for a remarkably private space. It has been recently resurfaced in a premium composite decking with commercial-grade waterproofing below.

A share of the freehold is included.

Patshull Road is a most desirable residential location, a short distance from Camden School for Girls and Collège Français Bilingue de Londres. It is also within easy reach of the Underground, shops, restaurants and bars of Kentish Town Road.

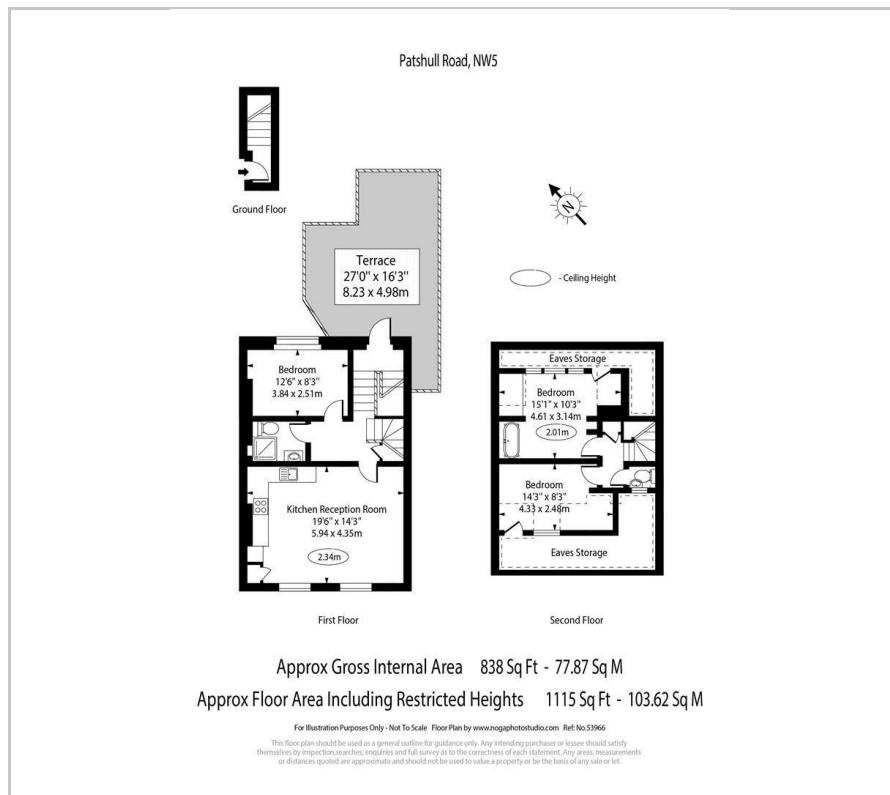
- Comprehensively refurbished period maisonette with very large terrace
- Hotel-style master bedroom with standalone bathtub
- Two further good bedrooms
- Large open-plan south-facing reception
- High-quality kitchen with premium appliances
- Sleek, modern family bathroom/wc
- Further separate wc
- Fabulous terrace in excess of 200 square feet
- Perfect residential location
- Premium Viesmann Combi boiler

Viewing

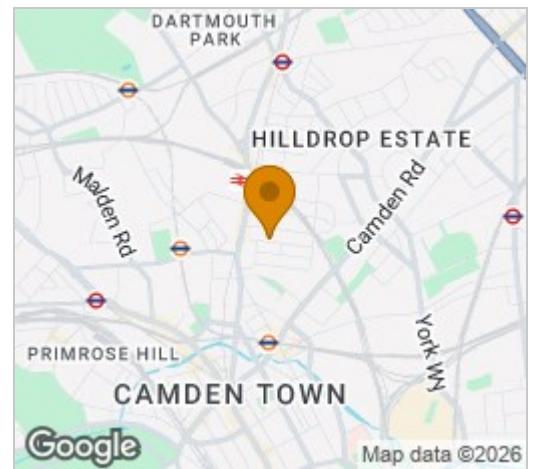
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (B2 plus)		A	
(B1-B1)		B	
(B9-B0)		C	74
(S5-S8)		D	
(S9-S4)		E	
(S1-S8)		F	
(T1-T8)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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