



## Brecknock Road, N7 0BX

£1,075,000



An exceptionally spacious three bedroom garden maisonette, arranged over the lower two floors of a substantial Victorian villa, conveniently situated at the eastern end of Brecknock Rd, moments from the fine range of shops and cafes and within easy reach of Kentish Town Underground. Offering an unrivaled 1572 square feet (142 square metres) of accommodation, the property has been maintained in excellent order by the current owners. On the garden level, a spacious hallway leads to a very large double reception opening onto the garden and a well-appointed kitchen with a full complement of appliances. Additionally there are a double bedroom with ensuite amenities and a utility room.

On the upper floor are two very good double bedrooms, formed from the grand reception rooms of the original house, with tall ceilings and large windows complemented by a large, modern bathroom.

To the rear is a private landscaped garden of approx 33x27 feet.

Lease 999 years.

Ground rent £Zero

Service charge TBC

- Exceptionally spacious garden maisonette
- Large through reception
- Double Glazed
- 999 year lease
- Council Tax band E
- Three bedrooms
- Maintained in excellent order
- Private rear garden
- Chain Free
- EPC E

