Salter Rex LLP



Brecknock Road

Kentish Town London N7 0BU

£499,500

A spacious and immaculately presented two-bedroom second floor flat forming part of an attractive well-regarded modern local authority development, conveniently situated, within easy walking distance to Kentish Town tube station (Northern Line, Zone 2), the Eurostar terminal at King's Cross and numerous regular bus routes from Brecknock Road and Camden Road to the City and west End.

Thoroughly modernised to an excellent standard and offering well-proportioned, conveniently arranged accommodation, the property provides two good size bedrooms to the rear of the building, a large, bright reception, which leads to a generous terrace, with a delightful open south-westerly aspect. The kitchen is very modern, with a range of high-quality integrated appliances and the family bathroom has been recently refitted in a pleasing contemporary manner. The décor is agreeably neutral throughout and a high-quality wide format oak floor is fitted to the principal rooms and circulation space.

Charlton Court is set behind security gates, within a verdant and well-maintained expanse of communal garden, which includes a children's playground.

Aside from the excellent transport links, Brecknock Rd is ideally situated for access to Camden, Kentish Town, Holloway and Islington all providing a multitude of restaurants and bars. The wide range of excellent independent retailers at Brecknock Rd including Bread by Bike and Salvino's Deli are all within a short walk.

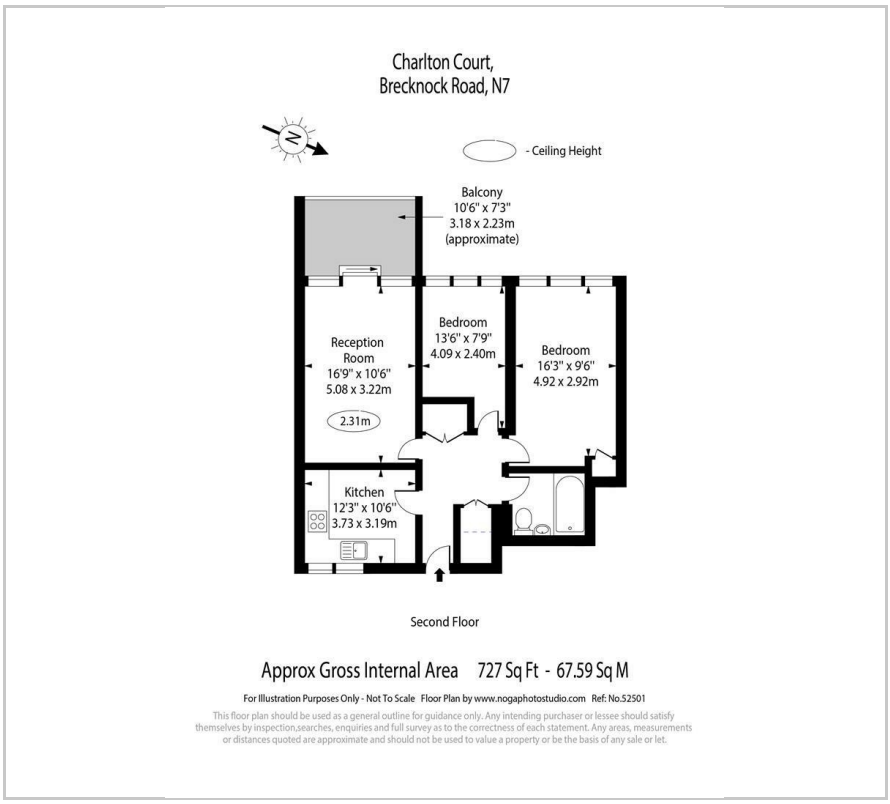
- Fabulous two bedroom purpose-built flat
- Modernised to a very high standard
- Spacious reception
- Generous private terrace with open south-westerly aspect
- recently-fitted contemporary bathroom/wc
- Modern eat-in kitchen with high quality integrated appliances
- Wide-format oak flooring
- Communal heating and hot water, included in service charge
- Well-maintained communal gardens
- Excellent location - close to transport and amenities

Viewing

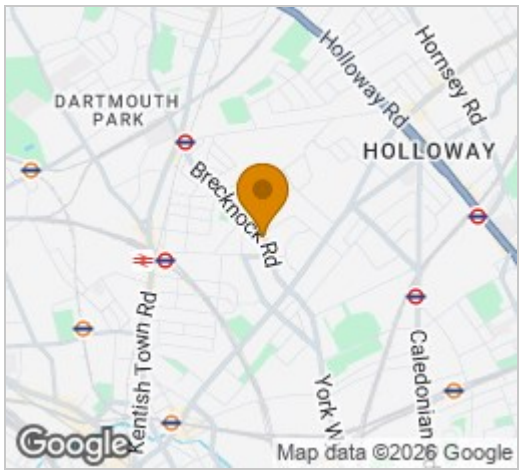
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.

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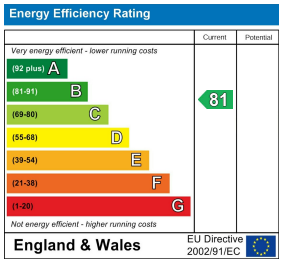
Floor Plan



Area Map



Energy Efficiency Graph











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