



## Ryland Road

Kentish Town London NW5 3EA

£1,500,000

A fabulous Victorian mid terraced house, perfectly situated on the preferred East side of a highly desirable, leafy residential side turning, centrally and conveniently situated, in the heart of Kentish Town.

Offering 1312 square feet of well-planned and immaculately presented accommodation, the property is in good condition throughout and retains many charming period details.

On the ground floor, a spacious bay-fronted double reception is complemented by a modern kitchen with space for a dining table.

On the first floor are two very good double bedrooms and a large, well-appointed family bathroom. A turning staircase leads up from the first floor landing to a spacious third good double bedroom and adjacent shower room/wc

To the rear is a very pleasant low-maintenance rear patio garden with an open aspect to the south.

Ryland Road is ideally located within walking distance of Kentish Town Underground station (Northern Line) and Kentish Town West Overground station, with quick access to St Pancras International. It is within easy reach of the shops, cafes and restaurants on the high street and moments' walk to the Collège Français Bilingue de Londres, Kentish Town Victorian swimming pool and the Talacre Road Community Sports Centre.

- Victorian terraced house
- Three good double bedrooms
- Spacious double reception
- Two bathrooms
- Large, modern kitchen
- Good size rear garden
- Period features
- Prime Conservation Area location
- Excellent decorative order
- Chain free sale

### 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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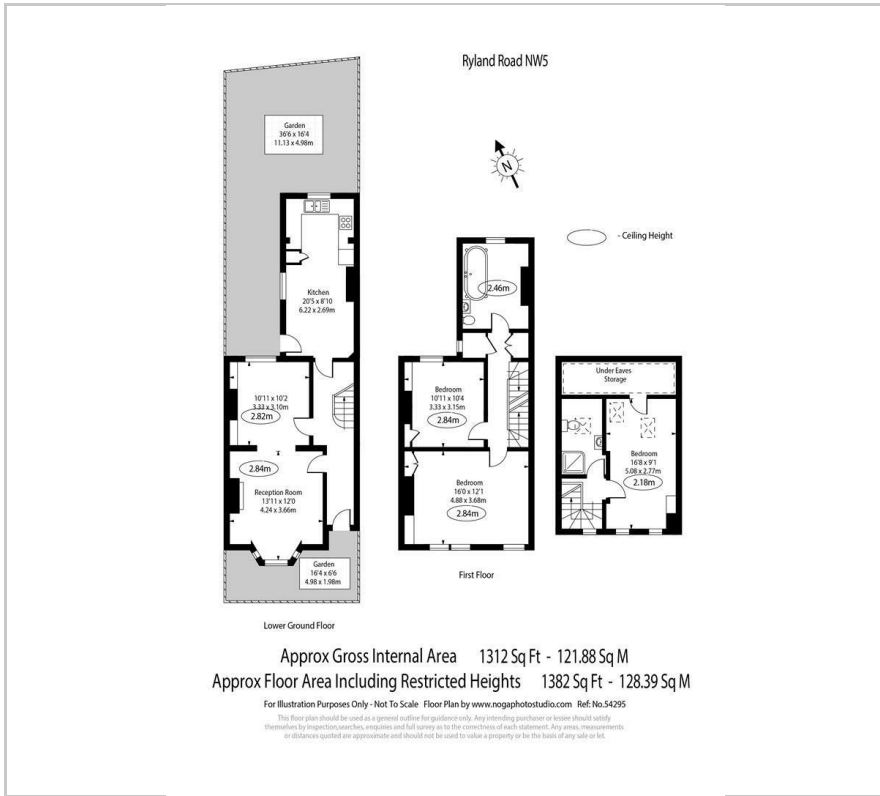
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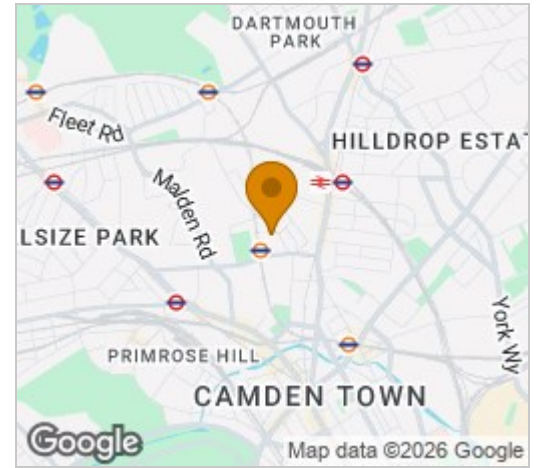
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# Floor Plan



# Area Map



# Energy Efficiency Graph



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