



## Caversham Road Kentish Town London NW5 2DT Asking Price £999,500

An exceptionally fine two/three bedroom flat, with private street entrance and a spectacularly large private south-facing garden, forming part of a handsome Victorian villa, ideally situated just off Kentish Town Rd.

The subject of a comprehensive programme of refurbishment and extension, to an extremely high standard, the property offers 1035 square feet of stunning accommodation, cleverly arranged over the garden level.

The master bedroom is of an excellent size, with en suite amenities and generous built-in wardrobes and there are two further small bedrooms, a well-appointed family bathroom and utility cupboard, containing washing machine & dryer.

In particular, the fabulous extended open-plan reception and kitchen to the rear is outstanding; the kitchen is a sleek modern design with a range of premium appliances and the very spacious reception opens via large double-glazed doors onto quite the best south-facing garden you will find currently available in the area. Approximately 60'x30' with stone-paved patios on two levels, raised beds, pergola and shed.

Caversham Road is a wide, tree-lined residential side turning, just off Kentish Town Road, moments from a range of shops, bars, restaurants and Kentish Town Underground. Outstanding primary and secondary schools are also nearby, including the renowned Camden School for Girls and Collège Français Bilingue de Londres. The property we have for sale is in the ideal position on the south side of the road, approximately 80 metres from the high street.

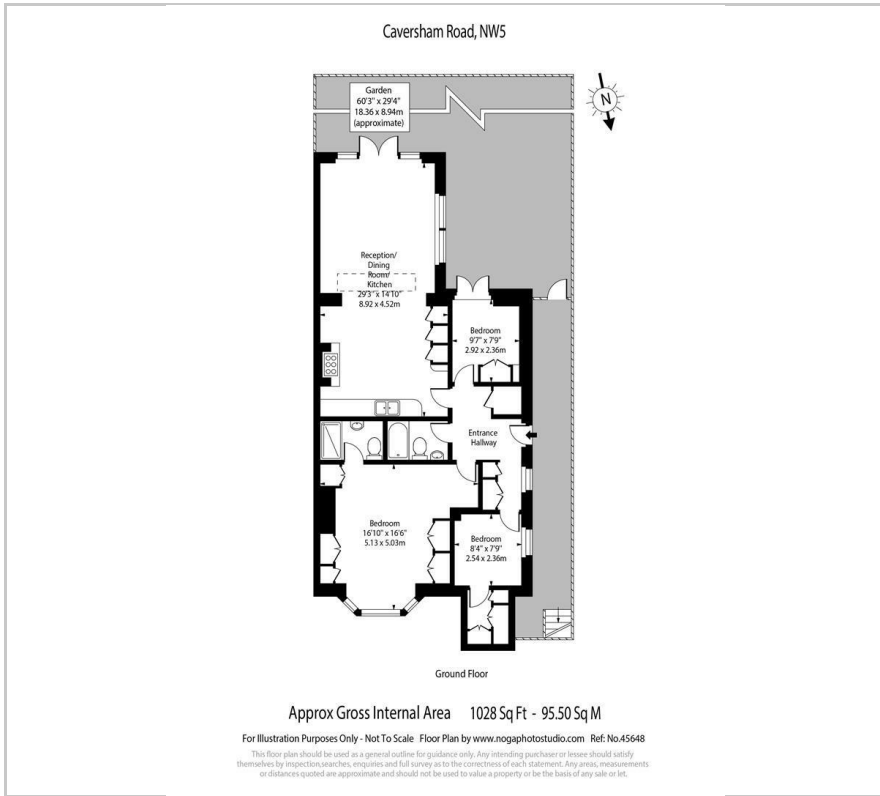
- Stunning open-plan reception
- Master bedroom with en suite and abundant storage
- Two further bedrooms
- Well-appointed family bathroom/WC
- Modern kitchen with premium appliances
- Outstanding south-facing garden
- Leasehold 91 years. Ground rent £10 PA
- Service charge £750
- Council Tax band D £1792 PA
- Perfect distance from the High St, very close to Underground

### Viewing

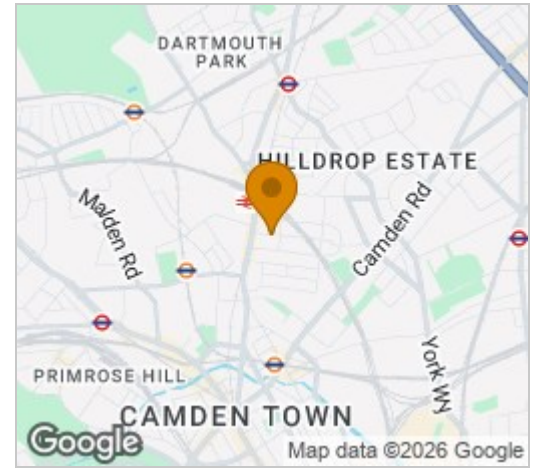
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



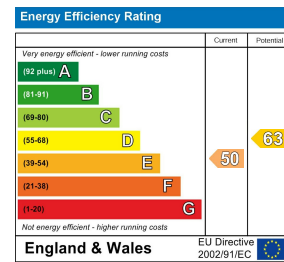
# Floor Plan



# Area Map



# Energy Efficiency Graph



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