



Lady Somerset Road, Kentish Town, London, NW5

Guide Price: £899,950

Benham & Reeves

Lady Somerset Road, Kentish Town, London, NW5

 2 Bedrooms  1 Bathroom  Share of Freehold

Available on the market for the first time in over 20 years, an immaculately presented apartment arranged over the entire ground floor of this attractive Victorian conversion in Kentish Town.

Flooded with natural light, this spacious apartment comprises a striking 17'9 reception room with a high corniced ceiling, large sash windows and feature fireplace, a contemporary fitted kitchen with high-gloss units, a tiled shower room and two double bedrooms with fitted wardrobes and garden views.

Externally, the property benefits from a side patio area accessed via the kitchen, which leads to a secluded and beautifully maintained south-facing rear garden featuring a wonderful selection of mature trees, shrubs and flowers.

Lady Somerset Road is a peaceful, tree-lined road, ideally placed within easy reach of Hampstead Heath and several top-rated state and independent schools, including Eleanor Palmer, Camden School for Girls and the highly sought-after bilingual Lycée French-English school.

You will find an eclectic selection of local shops, restaurants, and street cafes on nearby Fortess Road, including 'Meat NW5' butchers and Jonathan Norris fishmonger.

The property is surrounded by excellent transport links with bus routes to the West End and City, as well as Tufnell Park underground station (Northern Line) and Kentish Town underground/National Rail station (Northern Line and Thameslink).



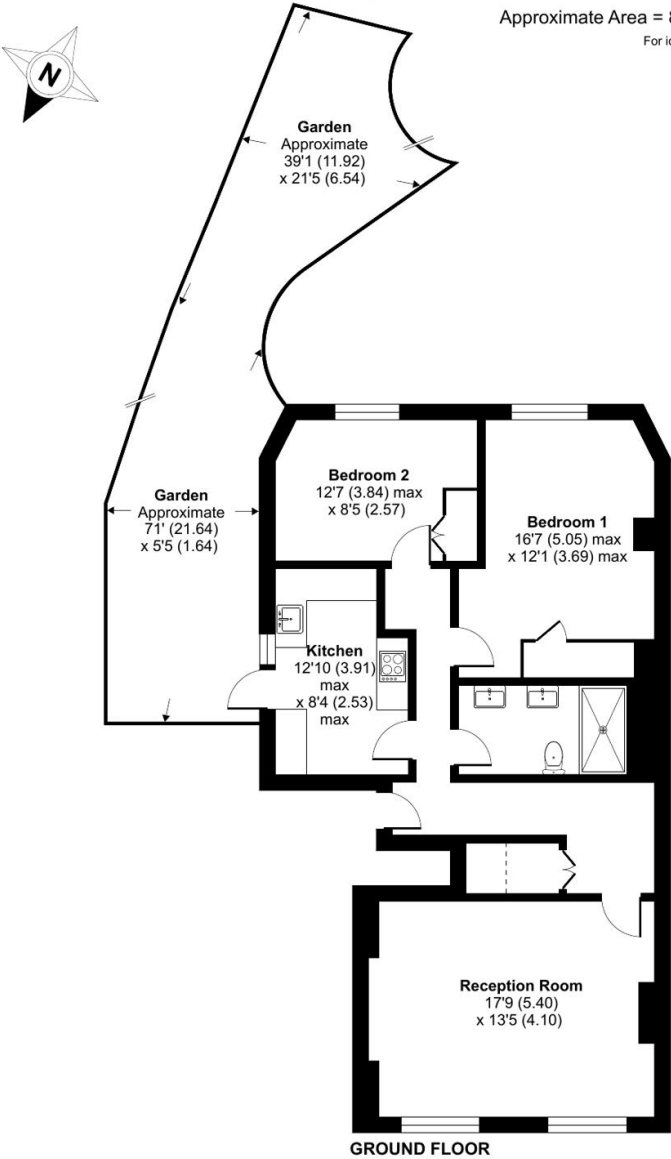


Property Features:

- 2 Bedrooms
- Shower Room
- Fitted Kitchen
- 17'9 Reception Room
- Rear Garden
- Residents' Parking

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Approximate Area = 870 sq ft / 80.8 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£899,950
Tenure:	Share of Freehold Expires 11/09/3017 Approximately 991 Years Remaining
Ground Rent:	N/A
Service Charge:	Approx £500 per annum for building insurance.

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250658

T: 020 7319 9660

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