



Burghley Road, Kentish Town, NW5

Guide Price: £2,950,000

Benham
& Reeves

Burghley Road, Kentish Town, NW5

 4 Bedroom (s)  4 Bathroom (s)  Freehold

An immaculately presented 4/5 bedroom semi-detached Victorian family home, situated on this peaceful residential turning enviably located within easy reach of Hampstead Heath.

Arranged over four spacious floors, this substantial property has been extensively updated by the current owner and successfully blends a wealth of period charm with a contemporary finish.

The garden level comprises a stunning 22'7 fully fitted kitchen/dining room opening directly to the rear garden, an attractive third reception room, utility room and guest shower room.

The raised ground floor features striking interconnecting reception rooms with high corniced ceilings, working fireplace and French doors to the rear offering wonderful garden views. There is also a guest shower room and a rear conservatory/sunroom.

The upper floors feature an attractive master bedroom with en suite show room, three further double bedrooms (one of which is currently used as a dressing room) and a stylish family bathroom with roll top bathtub.

Externally the property benefits from a secluded split level rear garden with patio area and mature tree and shrub borders.

Burghley Road is perfectly placed for access to the excellent mix of independent retailers and high street brands along Fortress Road, Swains Lane and Kentish Town Road. The wide open spaces of Hampstead Heath are within easy reach, as are a number top-rated state and independent schools, including the highly sought after bilingual French-English school in nearby Kentish Town.

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





Property Features:

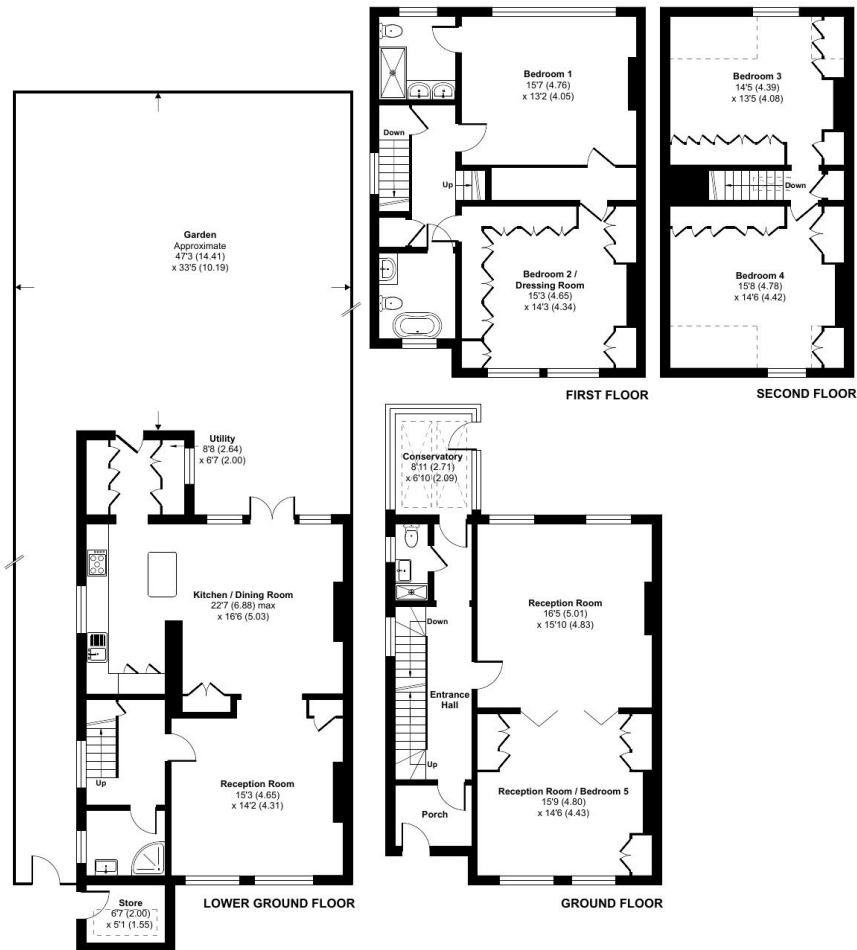
- 4/5 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Two Shower Rooms
- 2 Inter-Communicating Reception Rooms
- Garden Level Reception Room
- Kitchen/Dining room
- Utility Room
- Conservatory/Sunroom
- Rear Garden
- Residents Parking

Burghley Road, London, NW5

Approximate Area = 2657 sq ft / 2346.8 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 2692 sq ft / 250 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	41
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Guide Price: £2,950,000

Tenure: Freehold

Viewings:

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

Our reference: DMP240557

T: 0207 319 9660

E: dartmouthpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

