



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 impressive 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 a 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 principal bedroom with en suite shower 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 Park underground station (Northern Line) and Gospel Oak overground station.





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.

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Tenure: Freehold

Viewings:

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

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