



Lupton Street, Kentish Town, NW5

Guide Price: £3,000,000

 Benham
& Reeves

Lupton Street, Kentish Town, NW5

 5 Bedrooms  3 Bathrooms  Freehold

A truly stunning five-bedroom Victorian family home enviably located on this peaceful, no-through road approximately 100 meters from Eleanor Palmer Primary School (Ofsted Outstanding).

Finished to a particularly high standard, the current owners have carried out an extensive and sympathetic refurbishment programme, creating exceptional accommodation over five floors.

The garden level provides wonderful family-oriented living space comprising an expansive 46'5 open plan room incorporating a stylish fully fitted kitchen with large centre island, dining area, lounge area and floor-to-ceiling glass doors opening directly to the secluded rear garden.

The raised ground floor features two elegant reception rooms with high corniced ceilings, attractive fireplaces, and a front bay with full-length sash windows.

The upper floors enjoy a wonderful open aspect over St Benet and All Saints Church to the front and far-reaching rooftop views to the rear that need to be seen to be fully appreciated.

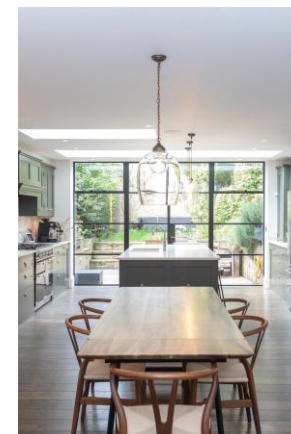
The first floor comprises a luxurious principal bedroom with fitted wardrobes and a large en suite bathroom. There are two further double bedrooms on the second floor, along with a family bathroom, while the top floor offers flexible space with two interconnecting bedrooms and an en suite shower room.

Further benefits include underfloor heating throughout, a guest WC on the raised ground floor, a utility room on the first floor, and a delightful west-facing rear garden with patio area, elevated lawn and integrated gas BBQ.

Lupton Street is ideally placed within easy reach of Hampstead Heath and several top-rated state and independent schools, including 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 Fortress Road, including 'Meat NW5' butchers and Jonathan Norris fishmonger.

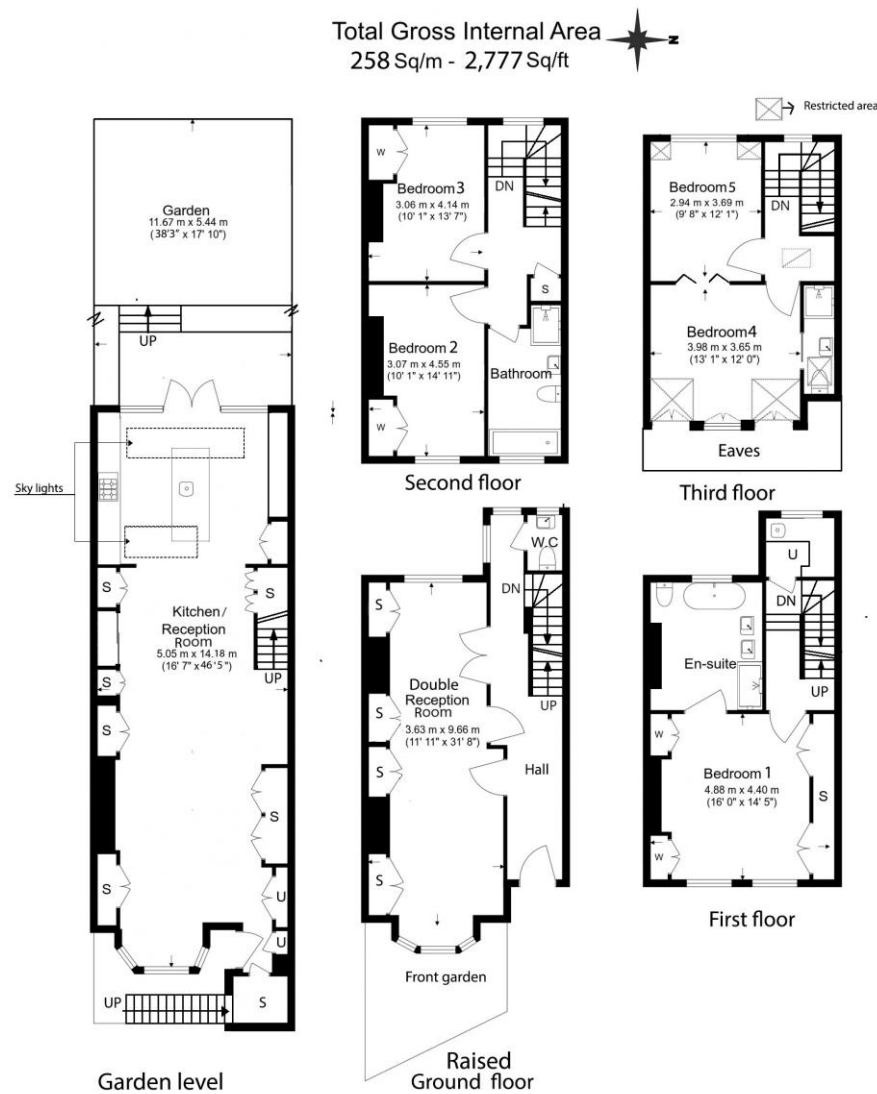
The property is surrounded by excellent transport links with bus routes to the West End and City, along with Tufnell Park underground station (Northern Line) and Kentish Town underground/National Rail station (Northern Line and Thameslink).





Property Features:

- 5 Bedrooms
- En Suite Bathroom
- En Suite Shower Room
- Family Bathroom
- 46'5 Open Plan Kitchen/Family Room
- 2 Reception Rooms
- Guest WC
- Utility Room
- Rear Garden
- Residents' Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(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.

Our reference: DMP250133

T: 0207 319 9660

E: dartmouthpark.sales@benhams.com

W: www.benhams.com

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