

**RAGLAN STREET NW5
OFFERS IN EXCESS OF
£1,000,000 FREEHOLD**

Offering for sale a three bedroom chain-free two storey house, with a south-westerly facing rear garden





Raglan Street's nearest tube station is Kentish Town (Northern line), and is close to Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. Parliament Hill Fields with Hampstead Heath beyond is a bus ride away from Kentish Town Road, along with bus services in the other direction to the Camden Town area for its attractions including Camden Market alongside The Regents Canal.

The house is chain free and is ideally located for enjoying all that Kentish Town has to offer. The house comprises two reception rooms, the rear reception/dining room connects to a kitchen, which has access to the rear garden, all on the ground floor. Stairs then rise to the first floor where there are three bedrooms and a bathroom.

Parking:	We have been advised by the owners representatives a residents parking permit can possibly be acquired from the council. Please make your own enquiries.
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Virgin Media, Hyperoptic, G Network , with a good level of mobile phone coverage depending on your service provider.
Construction Type:	To be confirmed
Heating:	We have been advised by the owners representatives that it appears to be gas

Council Tax: London Borough of Camden - Council Tax Band: F (£3,188.06 for 2026/27)













Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Raglan Street, NW5 3DA

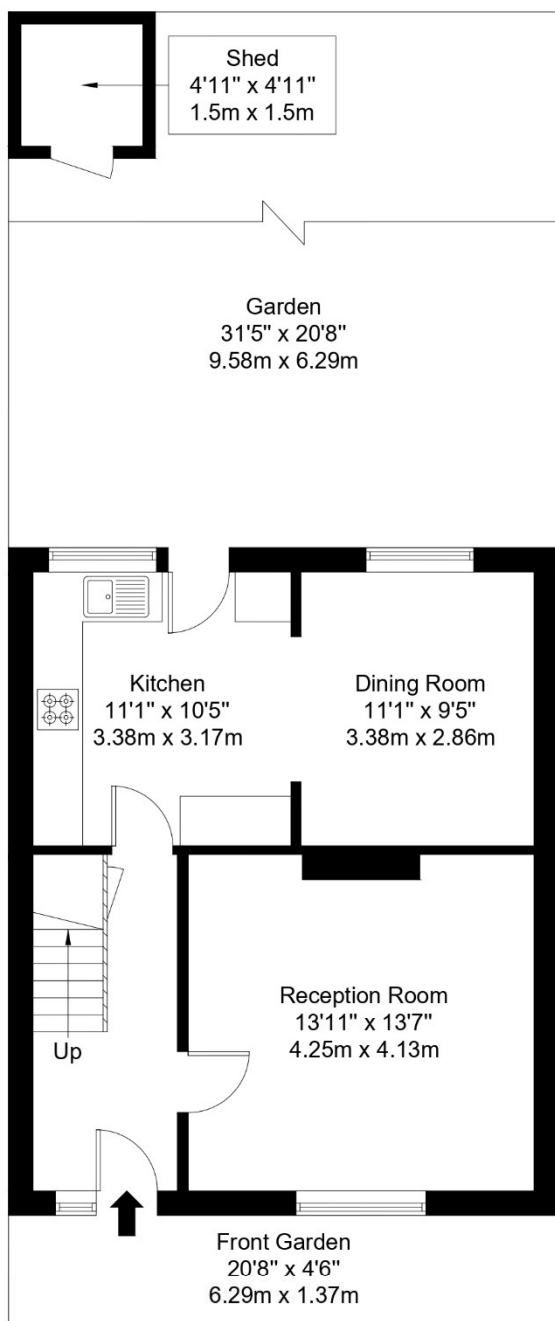
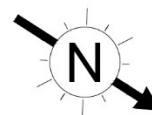
Approx Gross Internal Area = 93.7 sq m / 1009 sq ft

Shed = 2.3 sq m / 25 sq ft

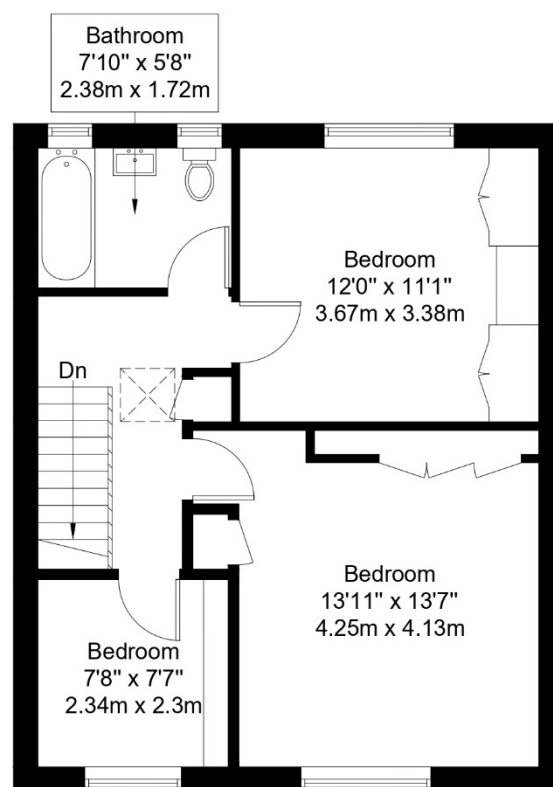
Garden = 60.3 sq m / 649 sq ft

Front Garden = 8.6 sq m / 93 sq ft

Total = 164.9 sq m / 1776 sq ft



Ground Floor



First Floor

Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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