

**TORRIANO AVE, NW5
£2,000,000 FREEHOLD**

A well-presented and spacious end-of-terrace house, arranged over 4 floors of a modern building with a super south-westerly facing rear garden, which gives access to a gated drive with parking spaces to the side of the building, with access on to Busby Place.





The house is located on the corner of Torriano Ave with Busby Place, its nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, Camden School for Girls, Torriano Primary School, College Francais Bilingue de Londres, shops, cafes & restaurants. The property is close to Camden Road for bus services for the Camden Town area for its attractions including Camden Market alongside The Regents Canal. The Kings Cross area is a bus ride away from York Way, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property is arranged over four floors and offers well proportioned & well presented living accommodation. The house comprises a study/bedroom, a guest cloakroom and a kitchen/breakfast room all on the lower ground floor, with access from the kitchen/breakfast room leading directly to the rear garden. On the raised ground floor there is the house's entrance, a reception room, a study and a cloakroom. Stairs then rise to the first floor where there are two bedrooms (one with an ensuite shower room) and a utility cupboard on the landing. Stairs then carry on up to the second (top) floor where there are two further bedrooms (one with an ensuite shower room) and a bathroom. The rear garden has steps up a drive to the side which has an electronically operated lockable wrought-iron gate and has spaces for several cars. The property also has a garage in Northpoint Sq., which is close to the property.

Service Charges:	£3240.00 - period 01.09.25 to 31.08.26
Parking:	Private gated drive with parking spaces to the side of the house..
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Community Fibre, Hyperoptic, with a good level of mobile phone coverage.
Construction Type:	To be confirmed
Heating:	Gas

Council Tax: London Borough of Camden - Council Tax Band: G (£3,678.53 for 2026/27).

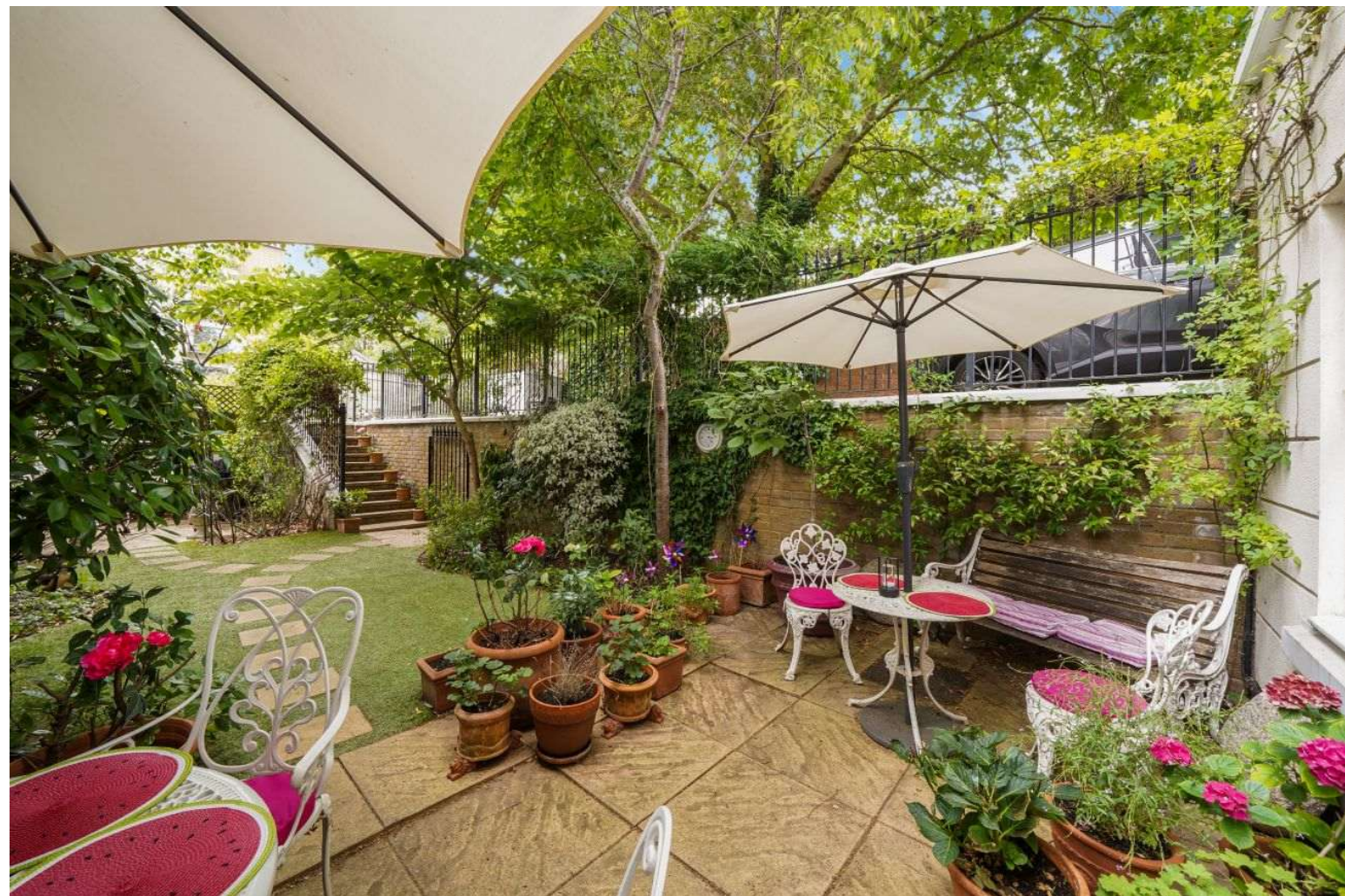












Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Torriano Avenue, NW5 2SN

Approx Gross Internal Area = 182.1 sq m / 1960 sq ft

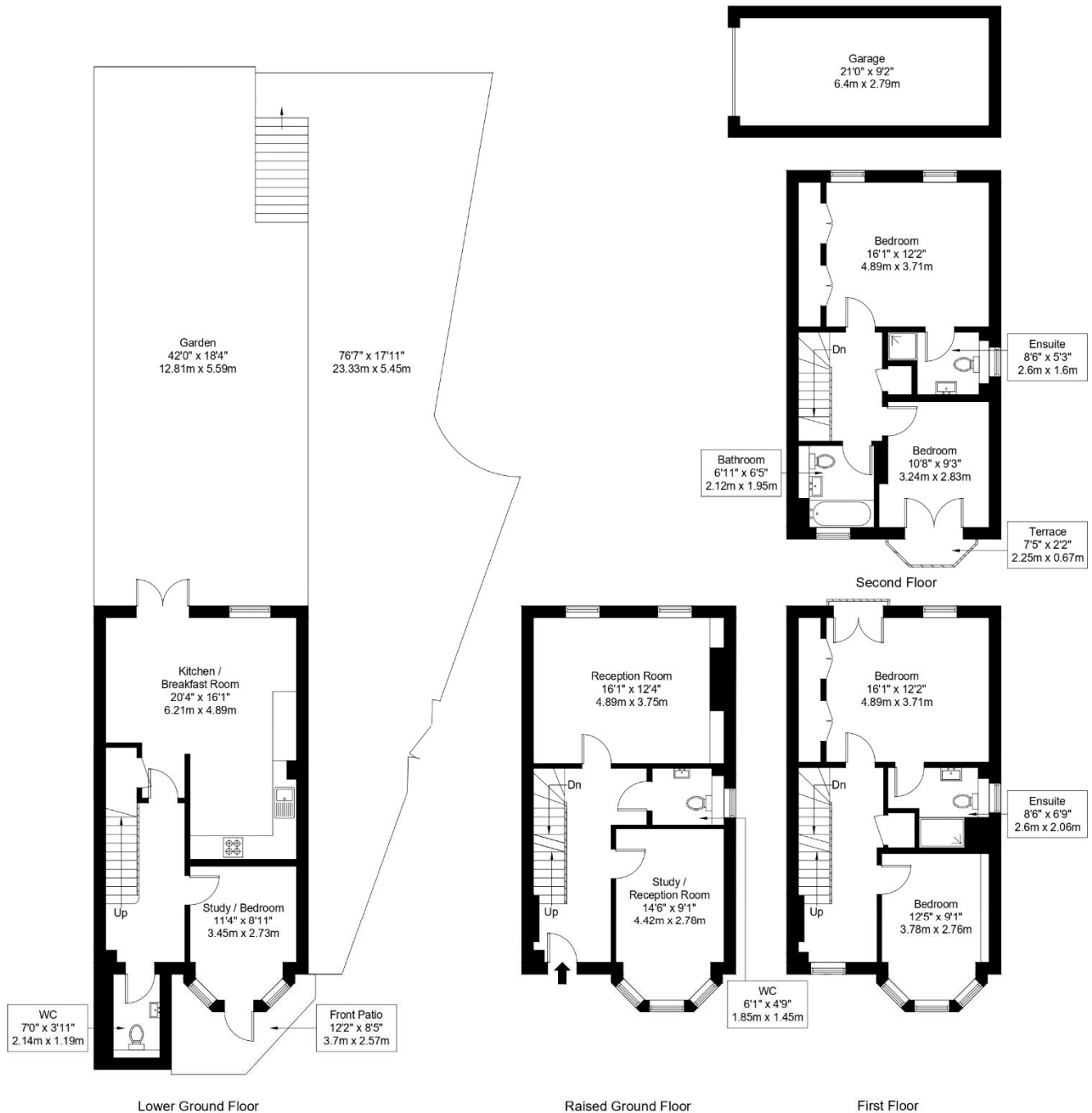
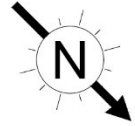
Garage = 17.9 sq m / 193 sq ft

Driveway = 85 sq m / 915 sq ft

Garden = 66.8 sq m / 719 sq ft

Front Patio = 5.4 sq m / 58 sq ft

Total = 357.2 sq m / 3845 sq ft



Ref :

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PLAN**

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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