

**DUNOLLIE ROAD NW5
OFFERS IN EXCESS OF
£1,500,000 FREEHOLD**

**Offering for sale a 4 bedroom chain-free three storey
period house, set in a residential road in this
popular part of Kentish Town.**





Dunollie Road is located off Lady Margaret Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops and cafes. The Camden Town area is a bus ride away from Fortress Road, for its amenities including Camden market alongside The Regents Canal in one direction, and from Kentish Town Road for Parliament Hill Fields with Hampstead Heath beyond in the other.

This chain-free house offers well-proportioned living accommodation and is in need of updating. The house comprises two connecting reception rooms and a kitchen/breakfast room all on the ground floor. Stairs then rise to a half landing where there is a bathroom with bath and separate shower cubicle and a separate w.c. On the first floor there are two bedrooms and on the second (top) floor there are a further two bedrooms and a shower room. The house also has a rear garden.

Parking: We have been advised by the owner 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, Hyperoptic, Virgin Media, Community Fibre, 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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

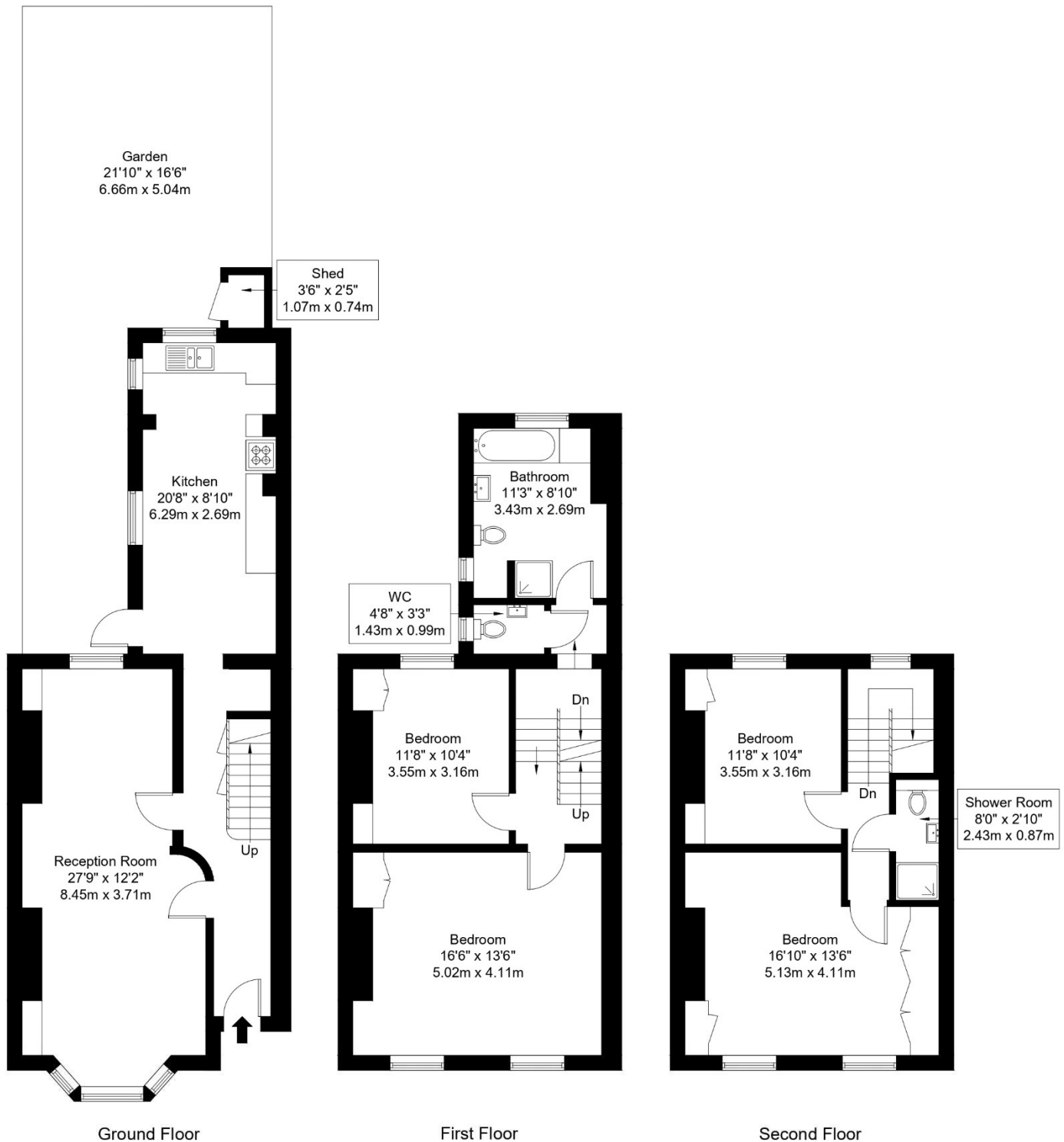
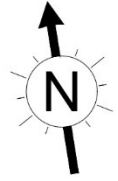
Dunollie Road, NW5 2XN

Approx Gross Internal Area = 149.5 sq m / 1609 sq ft

Garden = 45.5 sq m / 490 sq ft

Shed = 0.8 sq m / 9 sq ft

Total = 195.8 sq m / 2108 sq ft



Ref :

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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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