COLLEGE YARD NW5
OFFERS IN EXCESS OF
£1,200,000 FREEHOLD

Offering for sale a four bedroom modern house arranged over three floors, with access from the upper floor landing via a staircase to a roof terrace at the top of the building.









The house is set in College Yard, which set back and runs parallel with Highgate Road. The property is conveniently located near Kentish Town and Tufnell Park Underground stations, both served by the Northern line, as well as Kentish Town Thameslink station. A range of local bus routes, shops and cafés are nearby, while Parliament Hill Fields and the wider Hampstead Heath offer attractive green spaces within easy reach. The Camden Town area is also easily accessible by bus from Fortess Road, providing access to popular destinations such as Camden Market and the Regent's Canal.

Arranged over three floors, the property provides a lower ground floor reception room, leading through to a kitchen/breakfast room with access to a small decked patio area at the front of the property. The main entrance leads up to the raised ground floor featuring two bedrooms and a shower room. Stairs lead to the first floor, which offers two further bedrooms, one benefiting from fitted wardrobes and also featuring an en-suite shower room. A separate family bathroom and a cupboard on the landing complete this level. A further staircase leads to the roof terrace, situated at the top of the building

Parking: To be confirmed.

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. According to Ofcom, Ultrafast Broadband services are available via Openreach, Hyperoptic, with good mobile phone reception depending on your service provider.

Construction Type: To be confirmed

Heating: To be confirmed

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









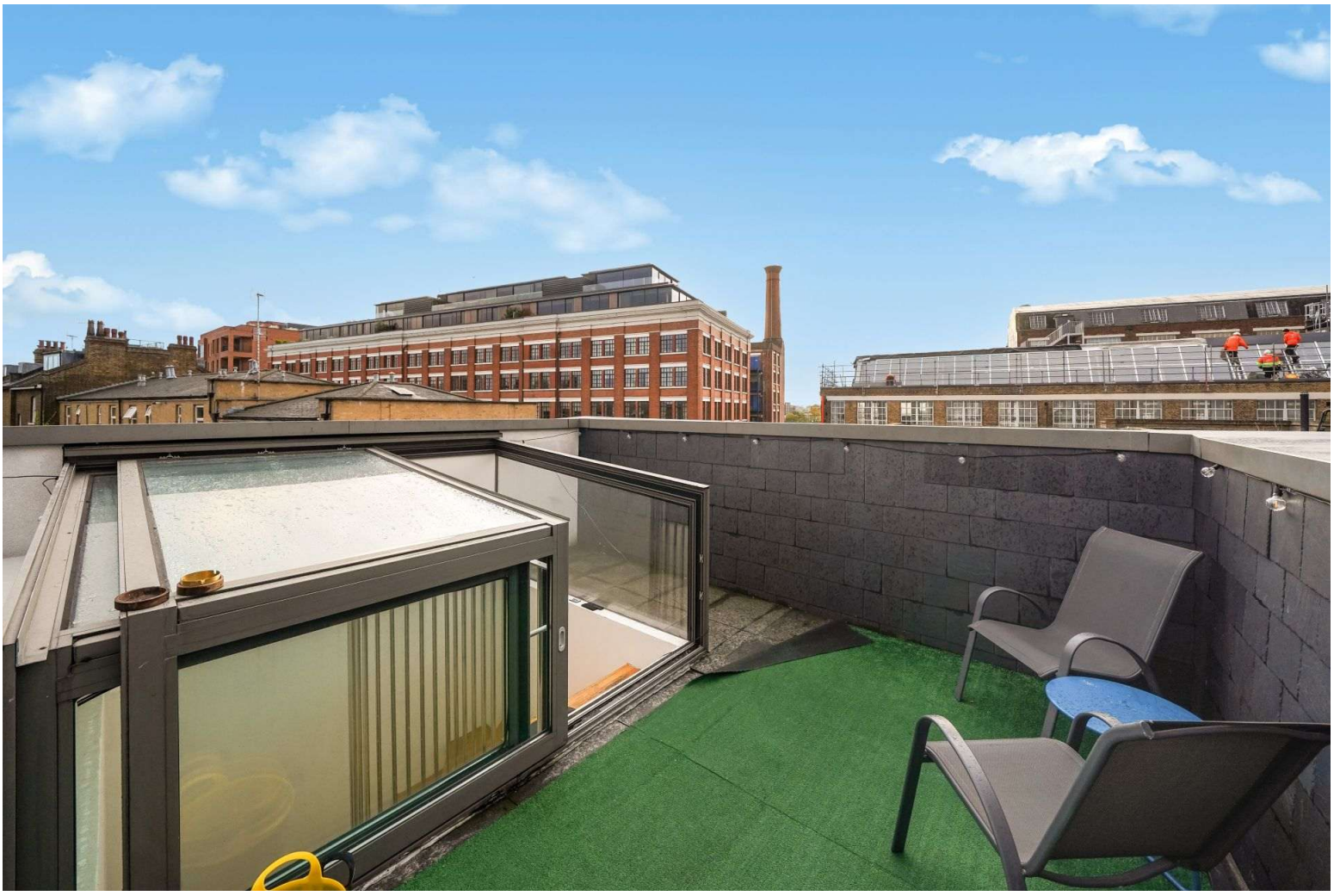

PORTO






HIGHLAND SPRING
HIGHLAND SPRING

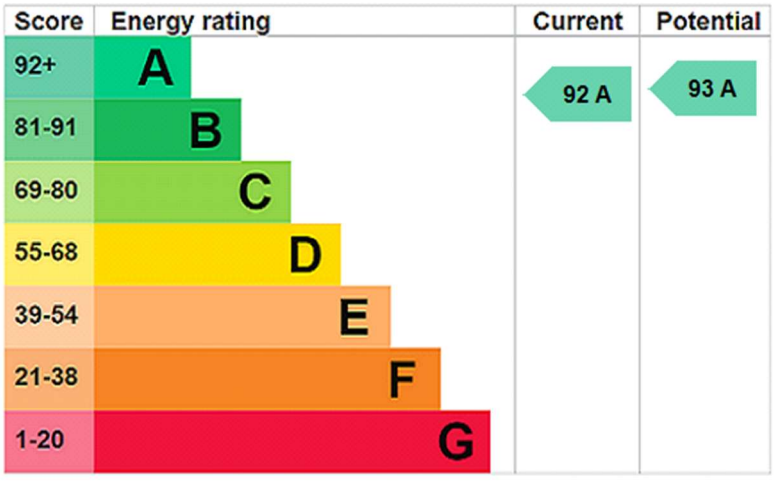






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

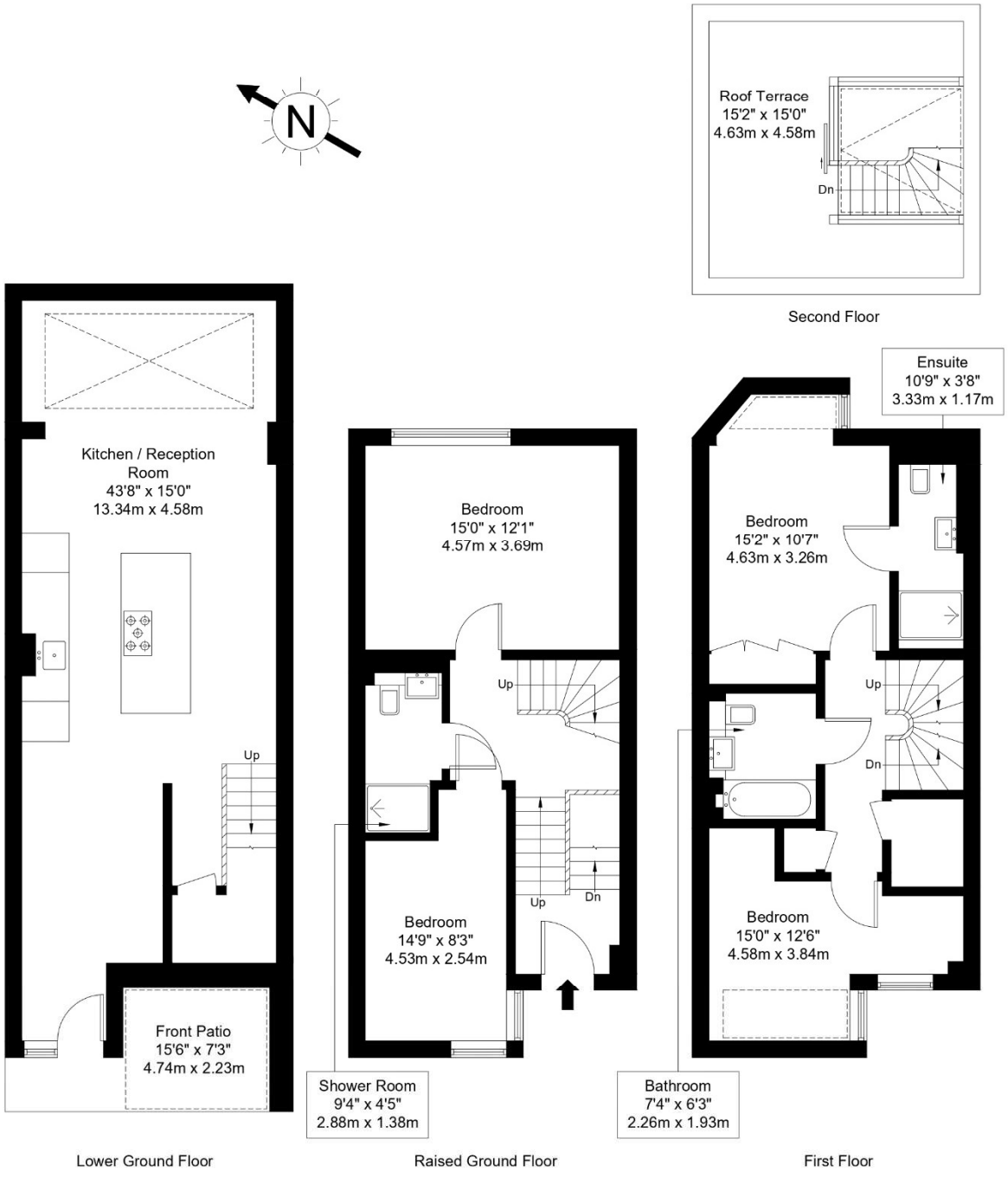
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.



College Yard, NW5 1BR

Approx Gross Internal Area = 157.13 sq m / 1691 sq ft
Restricted Head Height = 5.89 sq m / 63 sq ft
Roof Terrace = 14.79 sq m / 159 sq ft
Front Patio = 2.04 sq m / 22 sq ft
Total = 179.85 sq m / 1935 sq ft

= Reduced Headroom Below 1.5m / 5'0



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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