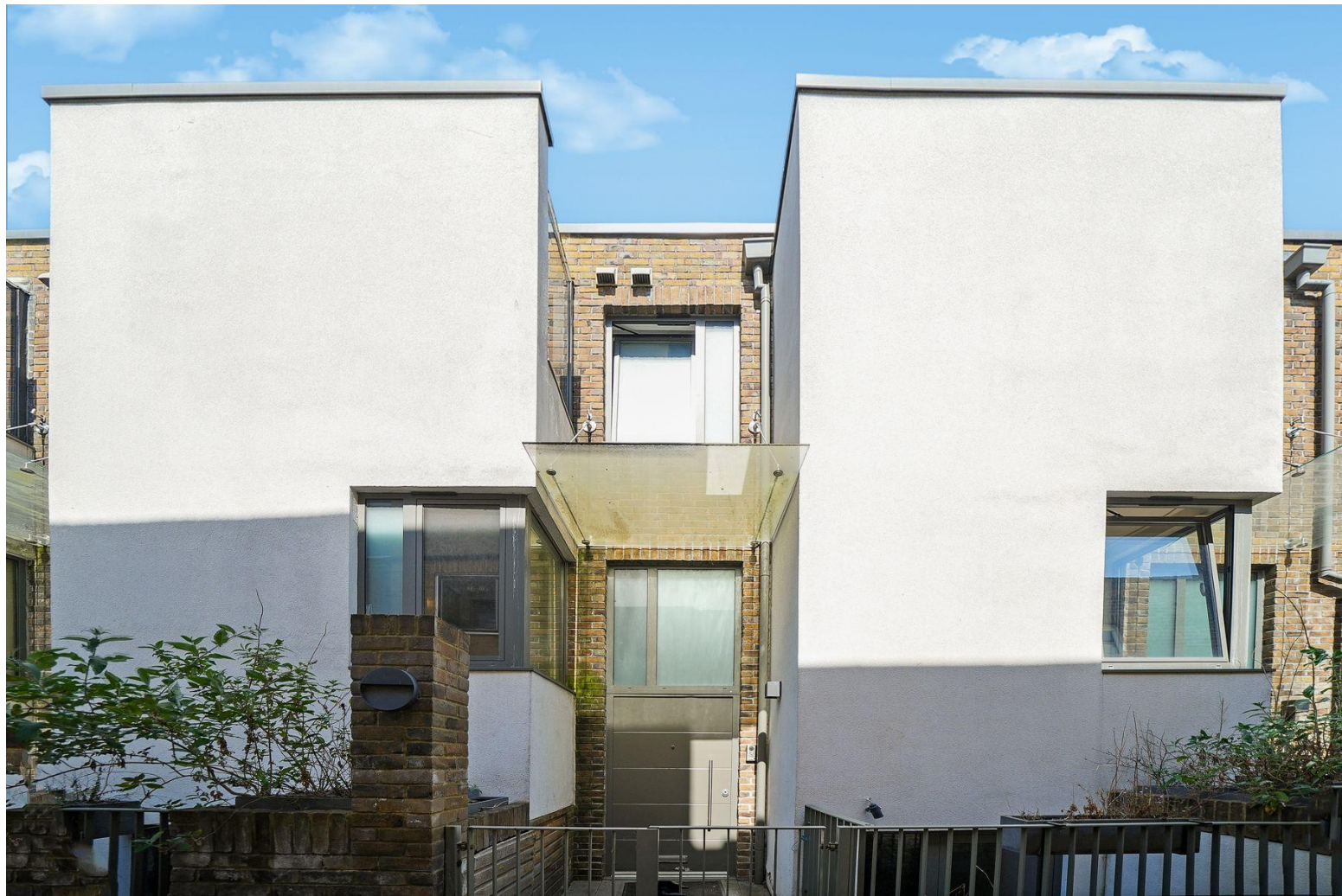


**COLLEGE YARD NW5
OFFERS IN EXCESS OF
£1,200,000 FREEHOLD**

A delightful four bedroom house arranged over three floors, with a staircase providing access to a roof terrace at the top of the building.





The house is located in College Yard, set back and runs parallel with Highgate Road, nearest tube stations being Kentish Town and Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Fortess Road, for its attractions including Camden Market alongside The Regents Canal.

The property, which is arranged over three floors, offers well proportioned living accommodation and comprises a kitchen/breakfast room connecting to a reception room, and a small front decked patio area to the front all on the lower ground floor. On the raised ground floor there is the houses entrance, two bedrooms and a shower room. Stairs lead up to the first floor where there are two further bedrooms (both with fitted wardrobes and one with an ensuite shower room), a laundry cupboard on the landing and a bathroom. Stairs then continue up to a roof terrace which is located on 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. Ultrafast Broadband services are available via Openreach, 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: 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	91 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

College Yard, NW5 1BR

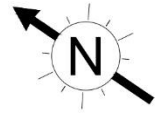
Approx Gross Internal Area = 155 sq m / 1668 sq ft

Restricted head height = 6.2 sq m / 67 sq ft

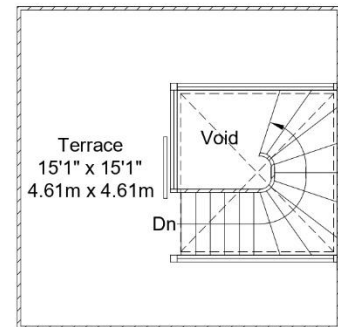
Terrace = 15 sq m / 161 sq ft

Front Patio = 1.6 sq m / 17 sq ft

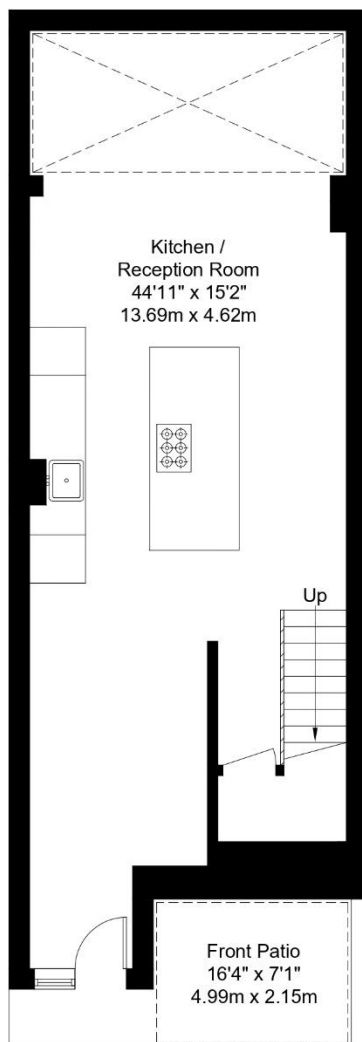
Total = 177.8 sq m / 1914 sq ft



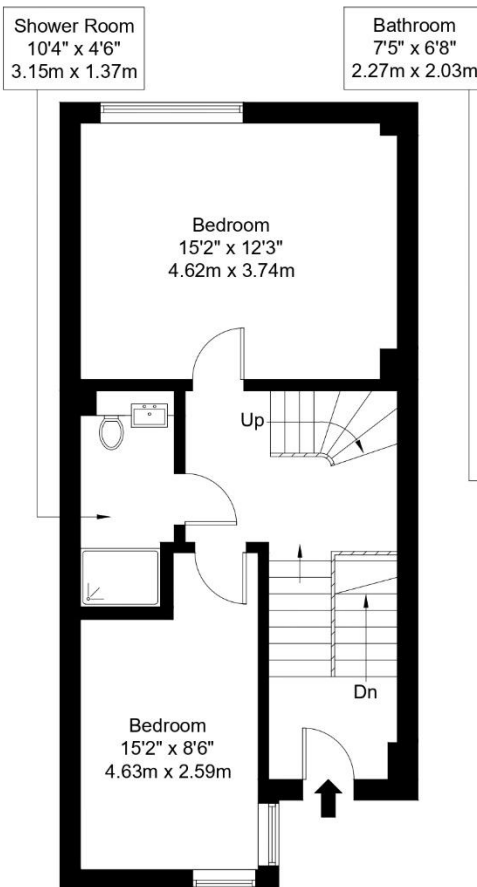
= Reduced headroom below 1.5m / 5'0"



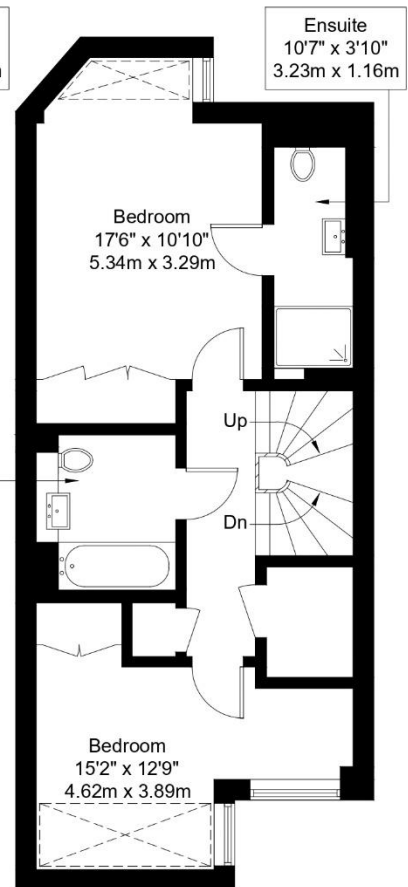
Second Floor



Lower Ground Floor



Raised Ground Floor



First Floor

Ref :

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**B L E U
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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