

PATSHULL ROAD, NW5 OFFERS IN EXCESS OF £1,900,000 FREEHOLD

We are delighted to offer for sale a super three storey period property arranged over four floors, set in this popular road in Kentish Town.





Patshull Road is located between Kentish Town Road and Bartholomew Road, nearest tube station being Kentish Town (Northern line) and close to Kentish Town Thameslink, local bus services, shops, schools, cafes, & restaurants. Camden Town is a bus ride away from Kentish Town Road, for its amenities and attractions including Camden market alongside The Regents Canal in one direction, and Parliament Hill Fields with Hamptead Heath beyond in the other.

The property retains much period character and is arranged as a four bedroom house, where the ground floor has been used by the current owners as an informal flat. The ground floor comprises a bedroom with fold back doors to a reception room with access to a kitchen, a windowed bathroom and access to the rear patio garden. There is a cloakroom on the half landing and on the first floor there is a windowed bathroom & a wonderful reception room with double doors to a kitchen/breakfast room. Then there are three bedrooms (one being used as a study) on the second floor, with a further bedroom and a shower room with a Velux window on the top floor above

Viewing is recommended.

A word from the owner....."We have loved bringing up a family in this house. It's warm and welcoming, with a happy, relaxed atmosphere. Large windows, with amazing light. Plenty of space for people to stay; for children, cats and dogs. So near the school we're almost the extra student common room. It's an easy walk to Kings Cross, Regent's Park or the Heath, as well as being incredibly well served by buses and trains. Neighbours have lived here forever, and there's a thriving neighbourhood community that meet once a month in our local. After more than twenty years, it's time to move on - with so many memories and much love shared, from 'the big house.'"

Council Tax: London Borough of Camden - Council Tax Band: G (£3,166.93 for 2023/24).













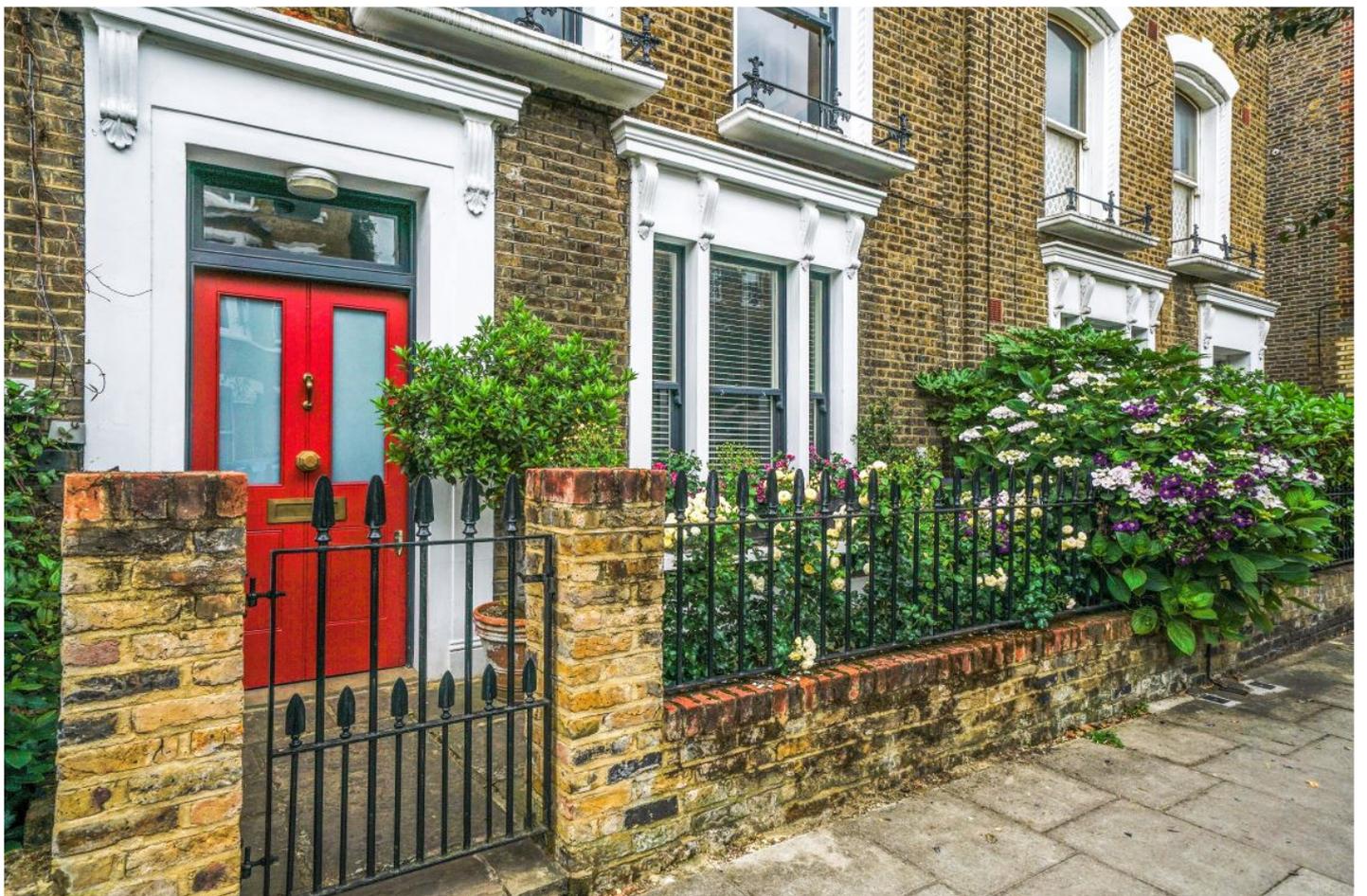














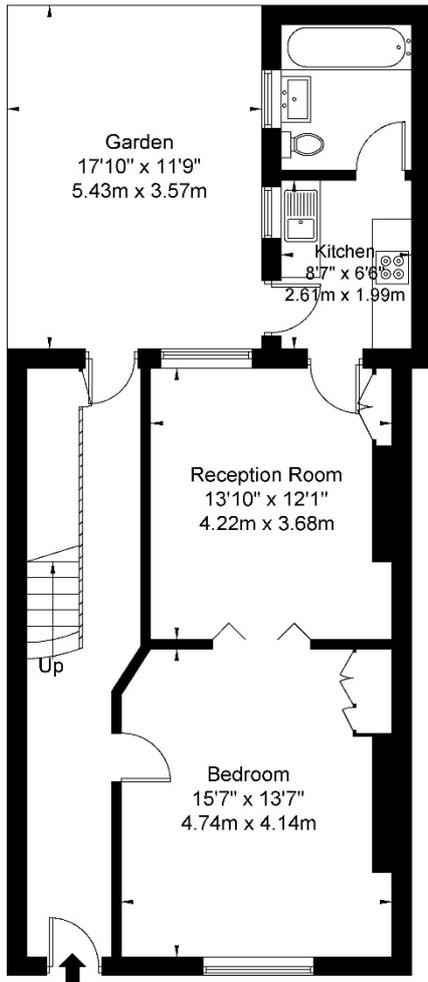
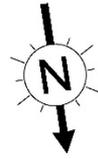
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

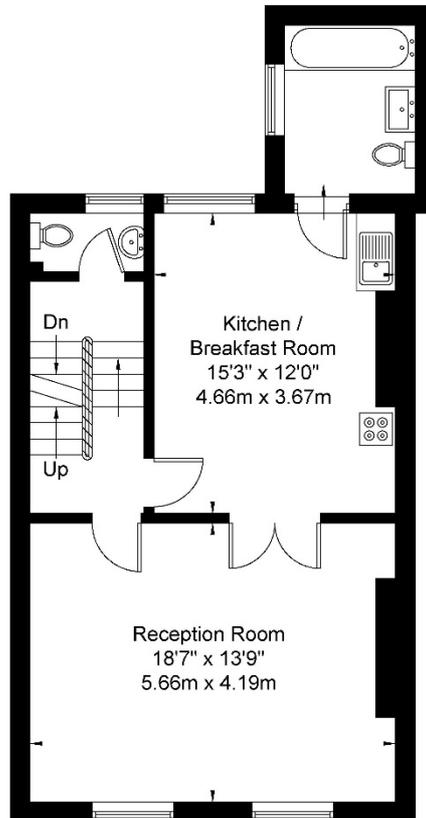
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Patshull Road NW5 2JY

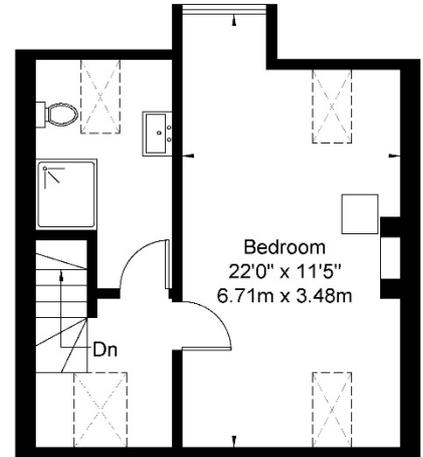
Approx. Gross Internal Area = 203.2 sq m / 2187 sq ft



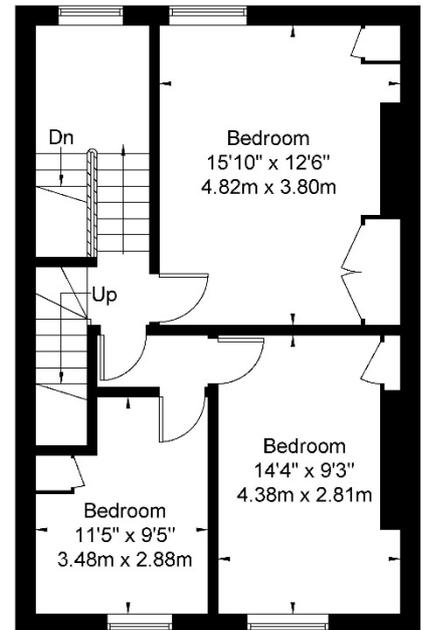
Ground Floor



First Floor



Third Floor



Second Floor

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

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