

# MATTHEW JAMES

Residential Sales • Lettings • Management



St. Albans Villas St. Albans Road, NW5 1QU

**Asking Price £750,000**

An impressive flat filled with natural light, arranged over the 2nd and 3rd (top) floors of a small gated development offering 900+ square feet of internal space. The property has a bright, generously sized living room, separate kitchen, three double bedrooms, bathroom, separate W.C, private balcony with double glazed windows throughout and good storage options. Enviable located to the west of Dartmouth Park and within a few metres of Parliament Hill Fields with its wealth of amenities, including a running track, tennis courts, lido and cafe, beyond which are the wide open spaces of Hampstead Heath. Nearby transport options include Gospel Oak Overground Station (Suffragette and Mildmay lines), Kentish Town Underground Station (Northern Line), along with a number of bus routes giving access to the City, West End and beyond. Leasehold.

## Second Floor Entrance

Accessed via a communal hallway, staircase and exterior walkway.

## Hallway

A bright entrance hall featuring a fitted carpet, entry phone system, storage cupboard with further understairs storage, inset spotlights and stairs to the upper level.

## Living Room



A naturally bright room with ample space for both lounge and dining areas. Features include a fitted carpet, a smart feature fireplace, inset spotlights, radiator and double glazed casement windows and door, giving access to a private south-easterly facing balcony, overlooking gardens at the rear of the building.

## Kitchen



A range of light oak wall and base units with stainless steel fittings and granite effect worksurfaces, incorporating a stainless steel sink and drainer with mixer tap, integrated fan assisted oven/grill with extractor canopy above, integrated dishwasher, under counter fridge and freezer, a storage cupboard that houses the washing machine and a dryer too, combi boiler, double glazed casement windows to the front of the building, part tiled walls, soft tiled flooring, inset spotlights and radiator.

## Stairs To Upper Level

Carpeted

## Upper Landing

Fitted carpet, storage cupboard and inset spotlights.

## Bedroom One



A light double bedroom with a fitted carpet, double glazed casement windows overlooking the front of the building, inset spotlights and radiator.

## Bedroom Two



A generous, bright double bedroom with a fitted carpet, double glazed casement windows overlooking the rear of the building, inset spotlights and radiator.

## Bedroom Three



Another bright double bedroom with a fitted carpet, double glazed casement windows overlooking the rear of the building, inset spotlights and radiator.

## Bathroom



A white suite with chrome fittings, comprised of a panel enclosed bath with wall mounted shower fitting, mixer taps and glass shower screen, wash basin mounted into the top of a storage unit, frosted double glazed casement window to the front of the building, part tiled walls and soft tiled flooring and chrome wall mounted heated towel rail.

## Separate W.C

Low flush W.C with a unit that holds both the cistern and wash basin, frosted double glazed window to the front of the building and soft tiled flooring.

## Balcony

A private south-easterly facing balcony accessed from the living room, overlooking gardens at the rear of the building.

## Additional Information

Leasehold, approximately 98 years remaining

Service Charge - £1,826.00 - 2024/25

Ground Rent - £10pa

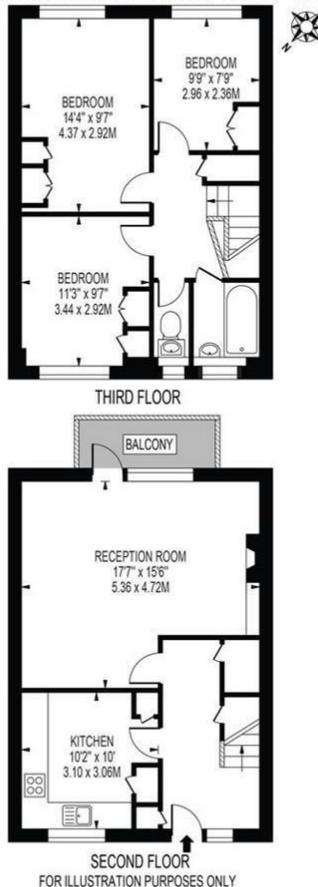
Camden Council

Council Tax Band D

## Floor Plan

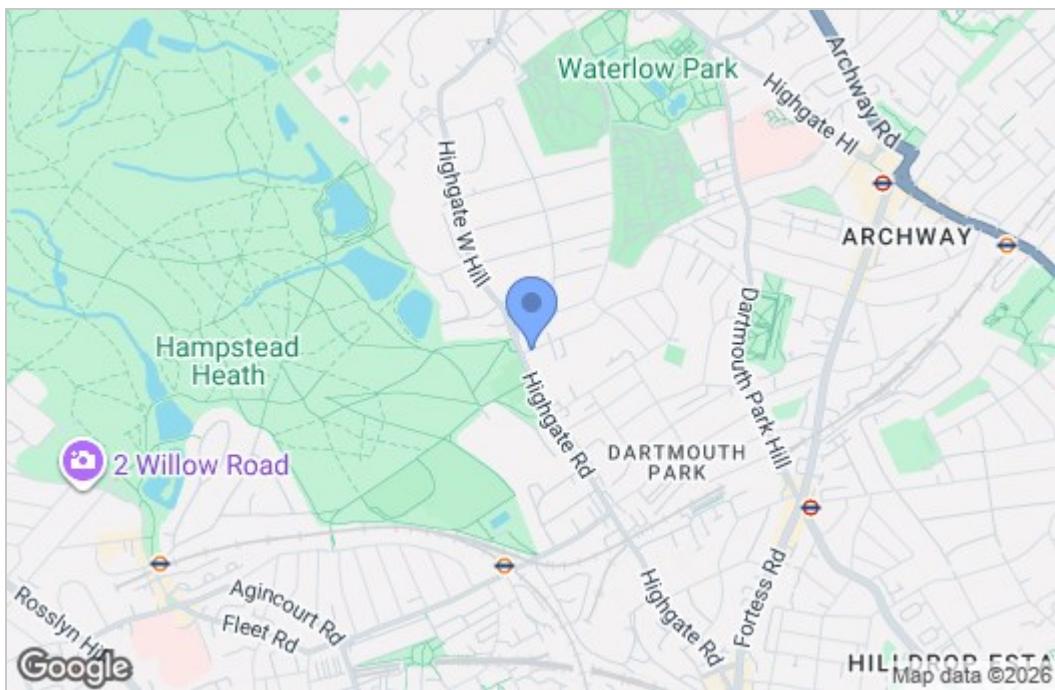
### ST. ALBAN'S VILLAS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 917 SQ FT - 85.22 SQ M

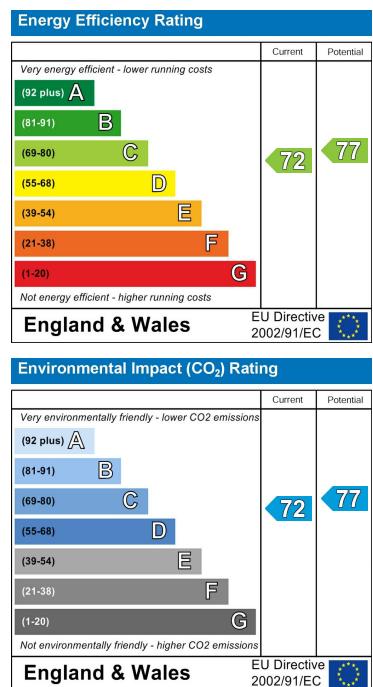


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## Area Map



## Energy Efficiency Graph



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