MATTHEW JAMES

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Rhyl Street, Kentish Town, NW5 3HB

Asking Price £675,000

A spacious two double bedroom conversion arranged over the ground and lower ground floors with a living room, kitchen breakfast room, a large bathroom, guest cloakroom, two generously sized bedrooms with built in wardrobes and a private courtyard garden. Located to the west of Kentish Town the property is well located for access into town via Chalk Farm tube station (northern line) and Kentish Town West station (Mildmay line) for East/West travel. Within a short walk of the flat lies Camden Town with its eateries, independent shops, famous market and lovely canal walks whilst to the north lies Parliament Hill Fields with its wide selection of amenities including a lido, tennis courts, running track and weekend food market all of which lead onto the wide open spaces of Hampstead Heath. The flat is offered for sale in good condition throughout with the benefit of being chain free and with a share of freehold.

Ground Floor Entrance

Hallway
'L' shaped with laminate flooring and entryphone.

Living Room



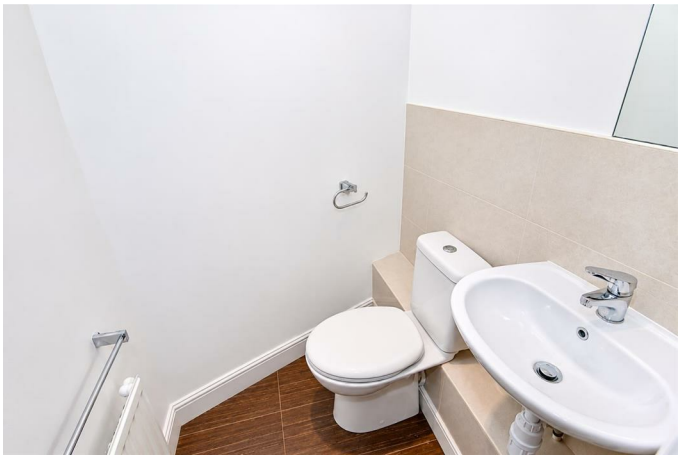
Twin timber sash windows and laminate wood flooring.

Kitchen Breakfast Room



Offering ample space for a breakfast table this well designed kitchen comes with a range of wall and base units finished in a high gloss mustard yellow and wood effect with integrated oven and hob, tall fridge freezer and plumbed for a washing machine. Finished in perimeter ceramic splash back tiling and floor tiles.

Guest Cloakroom



Wash hand basin and w.c. Finished in large panel splash back ceramic tiling.

Lower Ground Floor

Hallway
With deep fitted storage cupboards.

Bedroom One



Fitted wardrobe and carpet. French doors lead onto a courtyard garden.

Bathroom



A large bathroom with panel enclosed bath with screen and hand held shower attachment, pedestal wash hand basin and w.c. Finished in wall to ceiling large panel ceramic tiling.

Bedroom Two



Two fitted wardrobes, laminate wood floor.

Exterior

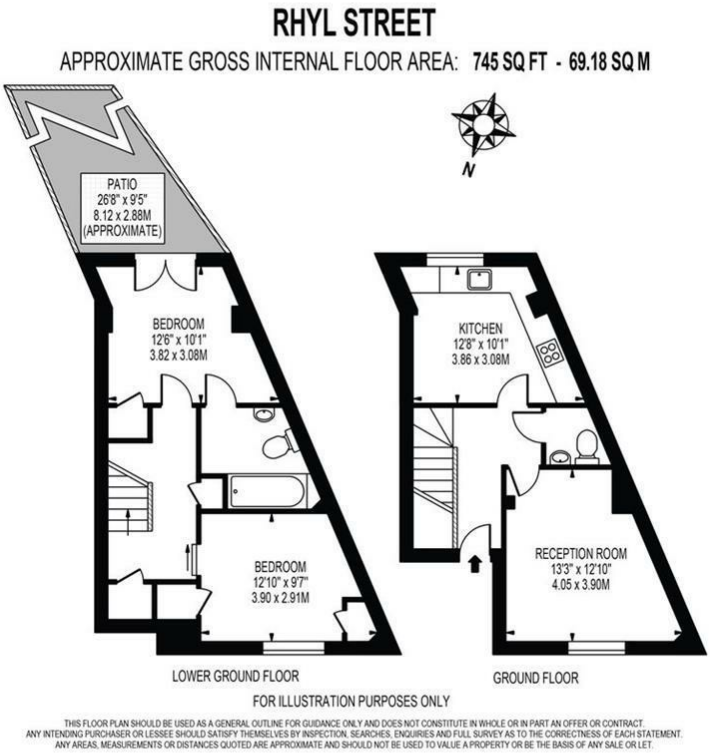


A private courtyard garden.

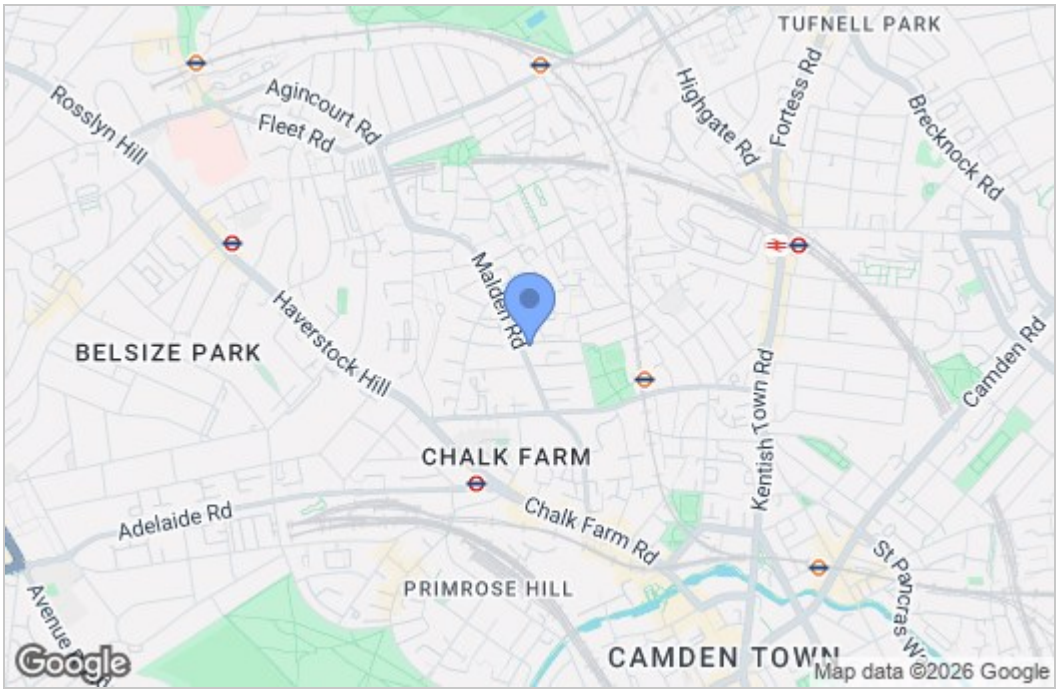
Additional Information

Share Of Freehold
Chain Free
Camden Council Tax Band D

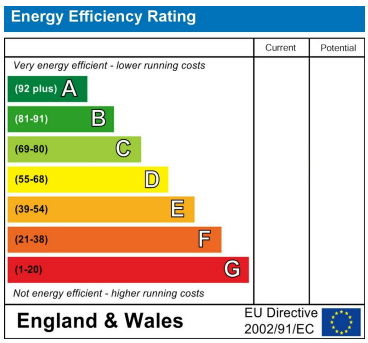
Floor Plan

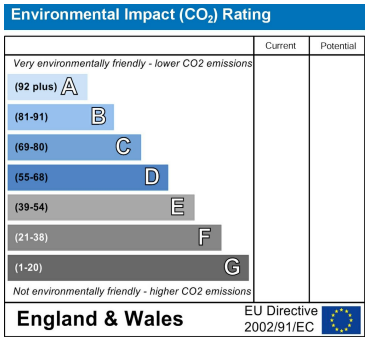


Area Map



Energy Efficiency Graph





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