

# MATTHEW JAMES

Residential Sales • Lettings • Management



Hadley Street, Camden, NW1 8TA

**£5,250 Per Calendar Month**

\*\*\*\*\*NO HMO LICENCE\*\*\*\*\* Matthew James are delighted to offer for rental an unfurnished 3-storey newly renovated terraced house on the border of Kentish Town and Camden Town with access to all the amenities of both but situated in a safe, quiet cul de sac.

The property is arranged over 1276 Sq/Ft (118 Sq/M) of internal floor space and benefits from :

- Four-bedrooms with a fifth small room suitable for a study or infant's bedroom • Two bathrooms, one ensuite plus guest WC. • New fitted kitchen with appliances with door to paved back garden. • Large double-aspect lounge also leading directly to back garden.

#### Amenities

Local amenities include a leisure centre, primary and secondary schools, performance venues (The Roundhouse and others), cinemas, restaurants, supermarkets and other high street shops in Kentish Town, Chalk Farm and Camden Town. • Parliament Hill and Hampstead Heath are within easy reach – a few minutes on the Overground from the station at the end of the road.

#### Transport

- The house is equidistant from Kentish Town (700m), Chalk Farm (900m) and Camden Town (900m) Underground stations. These are all a 10-12-minute walk away. • Kentish Town West Overground station (Mildmay Line) is at the end of Hadley Street, 400m away. This is one stop from Gospel Oak (Parliament Hill and the Lido) and two stops (a 5-minute journey) from Hampstead Heath. The line runs from Richmond in the west to Stratford in the east. • There are 9 bus routes, most within 5 minutes' walk of the house.

Available Now. Strictly By Appointment Only.

### Entrance Hall

Understairs storage.

### Guest Cloakroom

Wash hand basin, w.c.

### Through Reception



Wood sash windows to the front elevation with a door leading onto the courtyard garden to the rear.

### Kitchen Breakfast Room



A lovely newly fitted kitchen with a full range of wall and base units finished in high gloss dark grey. Integrated appliances include an oven with four ring hob, dishwasher, washing machine, dryer and tall fridge freezer. Door leading to courtyard garden. Finished in ceramic splash back wall tiling and tiled floor.

### First Floor

#### Hallway

Large built in storage cupboard.

### Bedroom One



### Bedroom Two



### Family Bathroom



A large newly fitted family bathroom with a panel enclosed bath and wall mounted adjustable shower, wash hand basin set in a vanity unit, mirrored medicine cabinet, chrome heated towel rail and w.c. Finished in ceramic wall and floor tiling.

## Study / Infants Room



## Bedroom Four



## Second (Top) Floor

### Hallway

Door to roof terrace.

### Bedroom Three



Built in storage cupboard and loft space.

### En-Suite Shower Room / W.C.



Shower cubicle with wall mounted adjustable shower and overhead deluge rose, wash hand basin, chrome heated towel rail and W.C.

## Courtyard Garden



## Terrace



Timber floor and fully railed.

### Additional Information

Camden Council Tax Band F

Holding Deposit £1210 (Approx 1 Weeks Rent)

Full Deposit £6050 (Approx 5 Weeks Rent)

Available Now

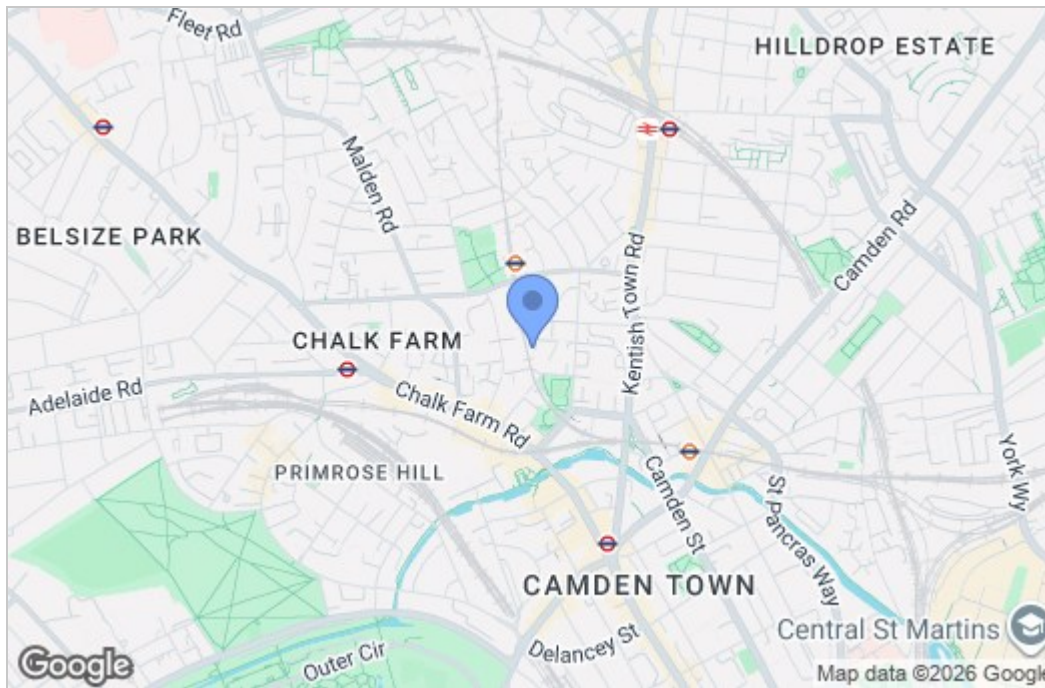
Unfurnished

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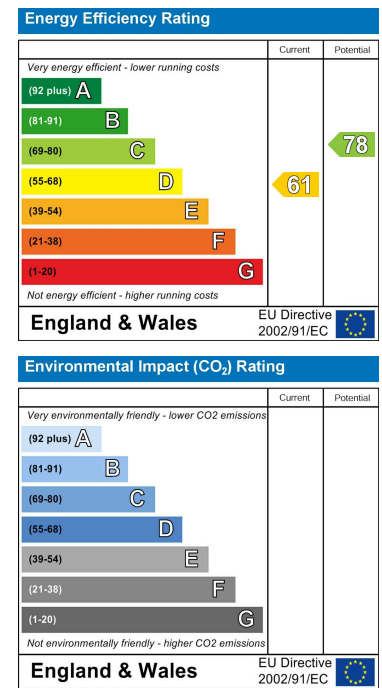
# Floor Plan



# Area Map



# Energy Efficiency Graph



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