

MATTHEW JAMES

Residential Sales • Lettings • Management



Bellina Mews, Kentish Town, NW5 1BD

Asking Price £425,000

We offer for sale a lovely bright first floor purpose built one bedroom apartment set just off of Fortess Road in Bellina Mews. The property features a contemporary finish with modern kitchen and bathroom, double glazing throughout, wood flooring to the lounge, bedroom and hallway and tiled floor finishes to the kitchen and bathroom. Additionally there is the huge benefit of an exclusive car parking space. Nicely positioned for quick and easy access to Kentish Town and Tufnell Park underground stations (Northern Line), Parliament Hill Fields and the wonderful local independent shops and cafes or Fortess Road.

Available with no upward chain and ready to view.

First Floor Entrance

Accessed through a communal hallway and staircase

Hallway

Features include wooden flooring, a large storage cupboard, entryphone system and radiator.

Reception Room



A light 'L' shaped lounge with wooden flooring, double glazed casement windows overlooking the communal garden at the rear of the building, inset spotlights and radiator. Opening to.....

Kitchen



A modern kitchen comprising of white high gloss wall and base units with stainless steel fittings, tiled splashbacks and dark marble effect worksurfaces, incorporating a stainless steel sink and drainer with mixer tap, an integrated fan assisted oven and grill with four ring gas hob and stainless steel extractor canopy above. Other features include an integrated fridge/freezer, Combi boiler, frosted casement window to the side of the building, tiled flooring, inset spotlights and radiator.

Double Bedroom



A generous double bedroom with wooden flooring, built-in wall-to-wall wardrobes, double glazed casement windows to the front of the building, radiator and pendant light fitting.

Bathroom/W.C.



A white suite with chrome fittings comprising of a panel enclosed bath with a wall mounted shower fitting, mixer tap, glass shower screen, low flush W.C with enclosed cistern, wash basin mounted onto a storage unit, wall mounted chrome heated towel rail, frosted casement window to the side of the building, tiled walls and flooring, a large fitted mirror and inset spotlights.

Communal Space

Gated communal space situated to the rear of the building

Exterior

Additional Information

Leasehold 159 years remaining

Peppercorn ground rent

Service charge £188.35 per month from 01st April 2026

Camden Council tax band C

EPC Rating C

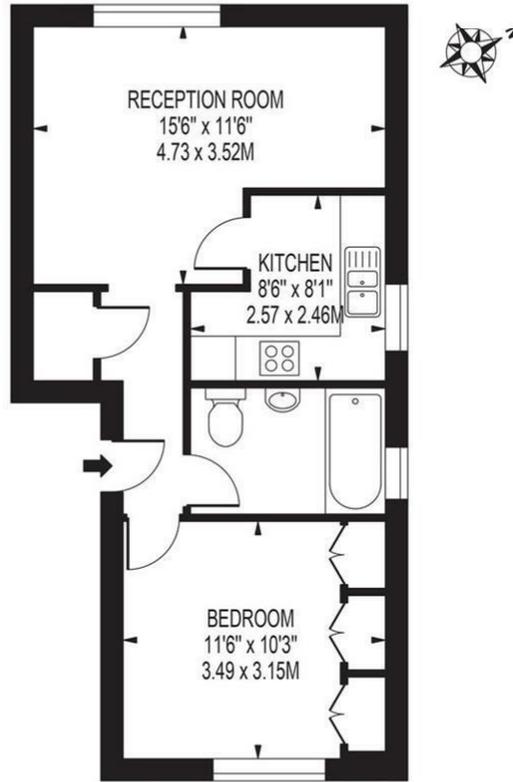
CHAIN FREE SALE

EXCLUSIVE PARKING SPACE

Floor Plan

BELLINA MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 434 SQ FT - 40.35 SQ M

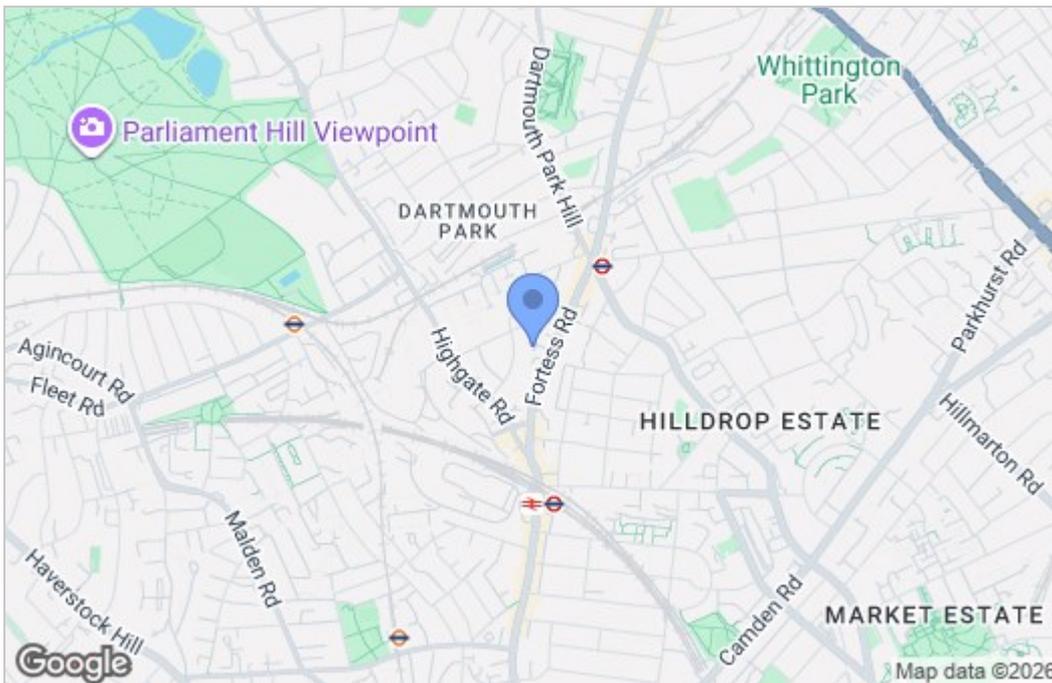


FIRST FLOOR

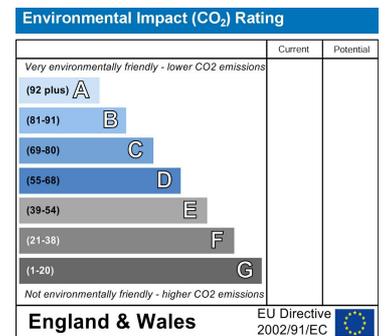
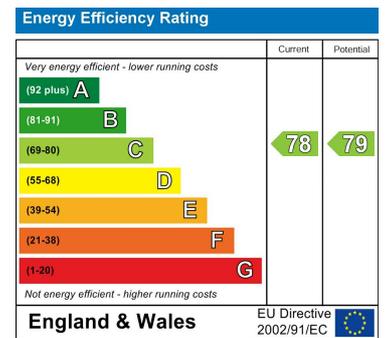
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Area Map



Energy Efficiency Graph



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