

# MATTHEW JAMES

Residential Sales • Lettings • Management



Lady Margaret Road, Kentish Town, NW5 2XS

**£3,500 Per Calendar Month**

A wonderful two double bedroom ground floor conversion with its own entrance offering a wealth of original features including high ceilings, an ornate fireplace and tall sash windows whilst further benefitting from a large conservatory with direct access onto a private garden and located well for the independent shops, restaurants and cafes of both Kentish Town and Tufnell Park. To the west and a short walk away is Parliament Hill Fields with its array of amenities including a lido, running track, tennis courts and weekend food market all of which lead onto the wide open spaces of Hampstead Heath. No HMO.

Offered unfurnished. Available from 17th January.



Ground Floor Entrance  
Private Entrance.

Hallway  
Cloaks cupboard

Living Room



This large room offers superb original features with a high ceiling, triple sash bay windows, parquet wood flooring and an ornamental cast iron feature fireplace with wood surround. Twin fitted low level cupboards and shelving to recesses either side of the fireplace complete the look of this lovely room.

Kitchen



Range of wall and base units in a matt white finish with wood preparation surfaces. Appliances include a oven with a four ring gas hob and overhead extractor, washing machine, dishwasher, freestanding fridge freezer and a stainless steel double sink with mixer tap.

Bedroom One



High ceiling, floor to ceiling wall to wall wardrobes and storage. Door leading into the conservatory.

Bedroom Two



A good sized second bedroom with door leading into the conservatory.

Bathroom/WC



White suite comprising of a panel enclosed bath with wall mounted adjustable shower and additional fixed overhead shower head and glass screen, wash basin set within a vanity unit and low flush wc. Further features include a wall mounted mirror, overhead storage, recessed glass shelving and chrome heated towel rail. The bathroom is finished in beige ceramic wall and floor tiling.

## Conservatory



A bright room with double glazed windows to three aspects and a double glazed roof.

## Garden



Beautifully secluded garden with a paved perimeter path, well stocked borders and a central lawn. Patio area laid to the rear of the garden.

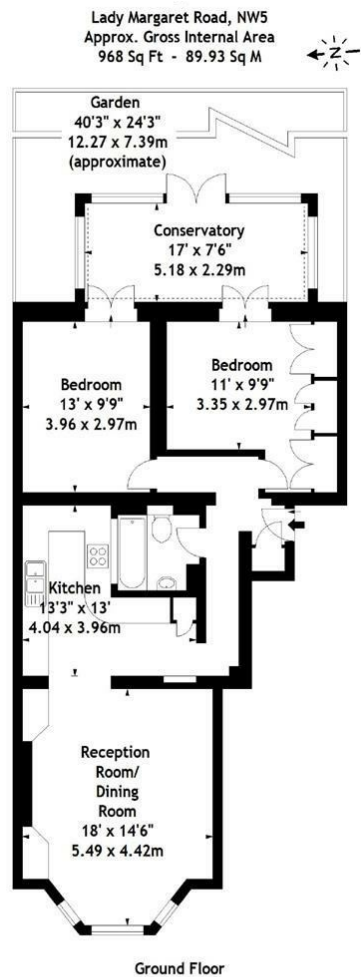
## Additional Information



Camden Council Tax Band E  
Total Deposit Equivalent of 5 weeks Rent e.g.  
£807.00 x 5 = £4,035.00  
No HMO

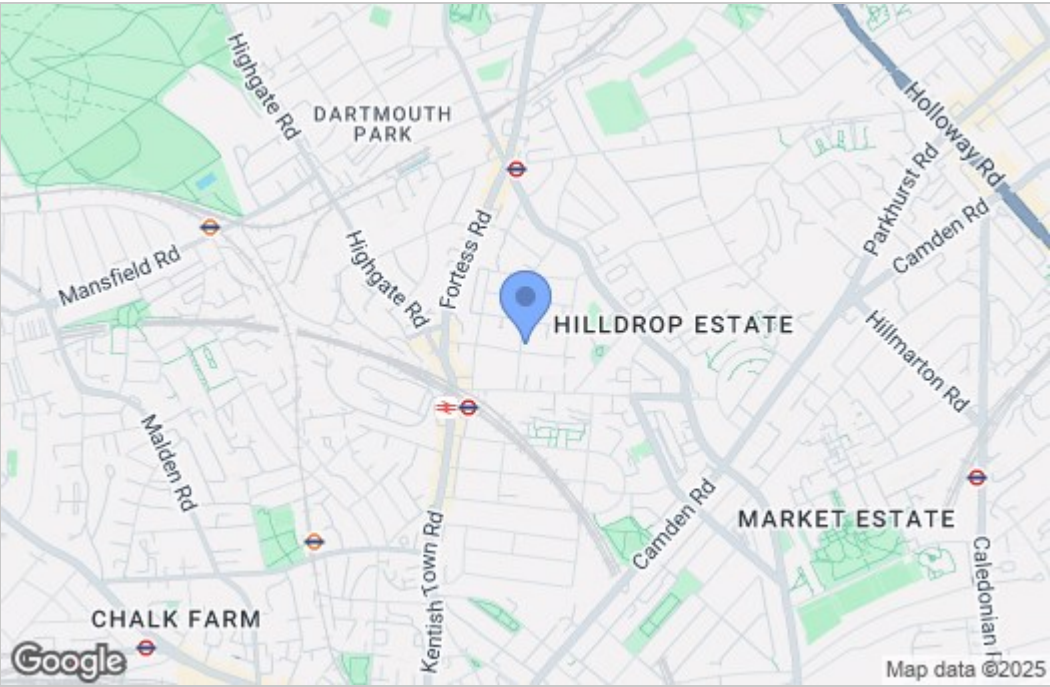


Floor Plan

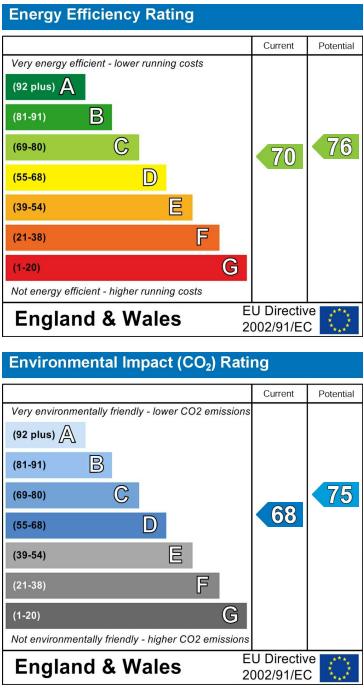


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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Area Map



Energy Efficiency Graph



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