MATTHEW JAMES

Residential Sales • Lettings • Management









Raglan Street, London, NW5 3DA

Asking Price £1,250,000

A three storey, four bedroom period house well located for quick and easy access to Kentish Town Road and underground station. Advertised for sale for the first time in decades this family house offers well planned accommodation to include a kitchen breakfast room, split level lounge with dining area, a family bathroom, master bedroom with en-suite shower room and separate WC, three further bedrooms and a secluded patio garden. To be sold with no upward chain.

Ground Floor Entrance
Front door is accessed through a private, gated, patioed front garden.

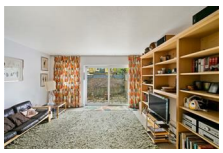
Entrance Hall
A split level hallway with a fitted carpet, pendant light fittings and radiator, steps lead down to an understairs storage area. The upper section of the hallway gives access to....

Kitchen Breakfast Room



A generous space comprising of smart matt green wall and base units, with open shelving and wooden worksurfaces, incorporating a double bowl stainless steel sink with mixer tap, a ceramic four ring hob with extractor canopy above, integrated fan assisted oven, grill and microwave. Other features include an integrated tall 50/50 fridge/freezer, spaces for washing machine/dryer/dishwasher, sash window to the front of the building, linoleum flooring, spotlights on a track and radiator. This lovely family sized kitchen has enough space for a table and six chairs.

Lounge


A spacious reception room split over two levels, the upper section is an ideal dining area, with a lounge in the lower section, giving access to a private, patioed courtyard garden at the rear of the building. Features include a fitted carpet, low level radiators, pendant light fittings, high level double glazed casement window in the upper section, double glazed casement window and sliding doors giving access to the garden.

Stairs To Mezzanine and First Floor Level
Carpeted stairs to the mezzanine floor, where bedroom 3/home office is accessed from a half landing, further steps to the first floor landing.

Mezzanine Floor - Bedroom Three / Home Office



A spacious and bright dual aspect room, featuring stripped wooden floors, double glazed casement windows to two sides, radiator and pendant light fitting.

First Floor Landing
Carpeted

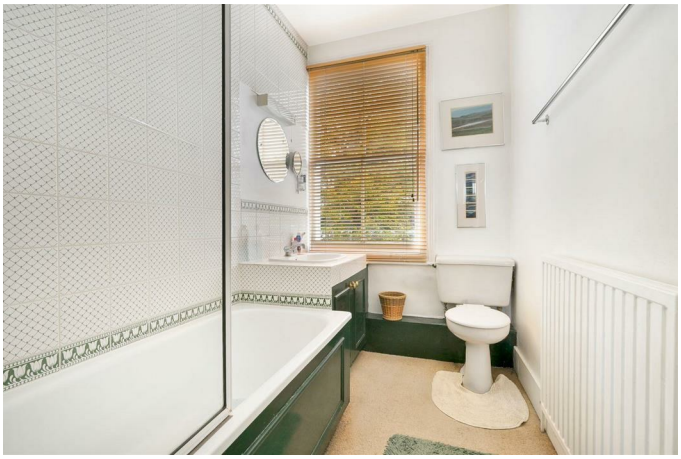
Bedroom Two
Double bedroom with a fitted carpet, built-in wardrobes, double glazed casement windows to the back of the building, pendant light fitting and radiator.

Bedroom Four / Dressing Room



Featuring a fitted carpet, built-in wardrobes and shelving, sash window to the front of the building, pendant light fitting and radiator.

Family Bathroom



A white suite with chrome fittings, comprising of a panel enclosed bath with wall-mounted shower fitting, mixer tap and glass shower screen, low flush W.C. a wash basin mounted into a storage unit, part tiled walls, carpet flooring, sash window to the front of the building and radiator.

Top Floor Landing

Accessed by a carpeted staircase with a built-in storage cupboard. Giving access to....

Master Bedroom



A large and very light dual access bedroom with a fitted carpet, radiators, pendant light fitting, built-in storage cupboards, casement windows to the front aspect and casement window and double glazed door giving access to a private balcony with south-westerly views across the rooftops.

Balcony



Accessed from the master bedroom, facing in a south-westerly direction giving panoramic views across the areas rooftops.

En-suite Shower Room



Comprising of a glass shower cubicle with wall-mounted shower fitting, wash basin mounted into a storage unit, casement window to the front aspect, part tiled walls, fitted carpet and radiator.

Separate WC

Low flush W.C. carpeted with a roof light.

Rear Garden

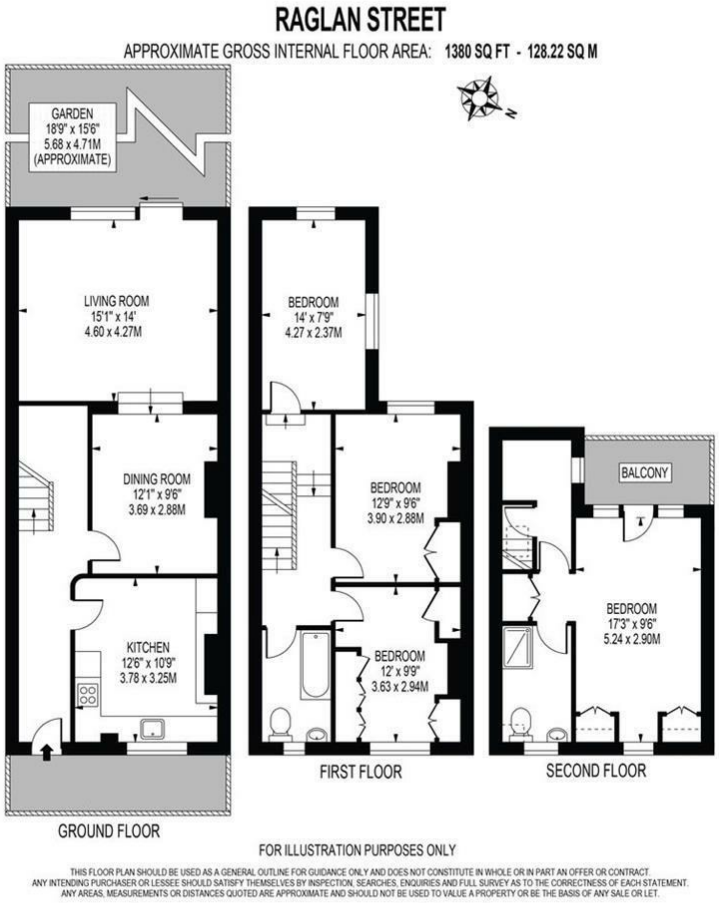


A patioed south-westerly facing rear garden, accessed from the lounge.

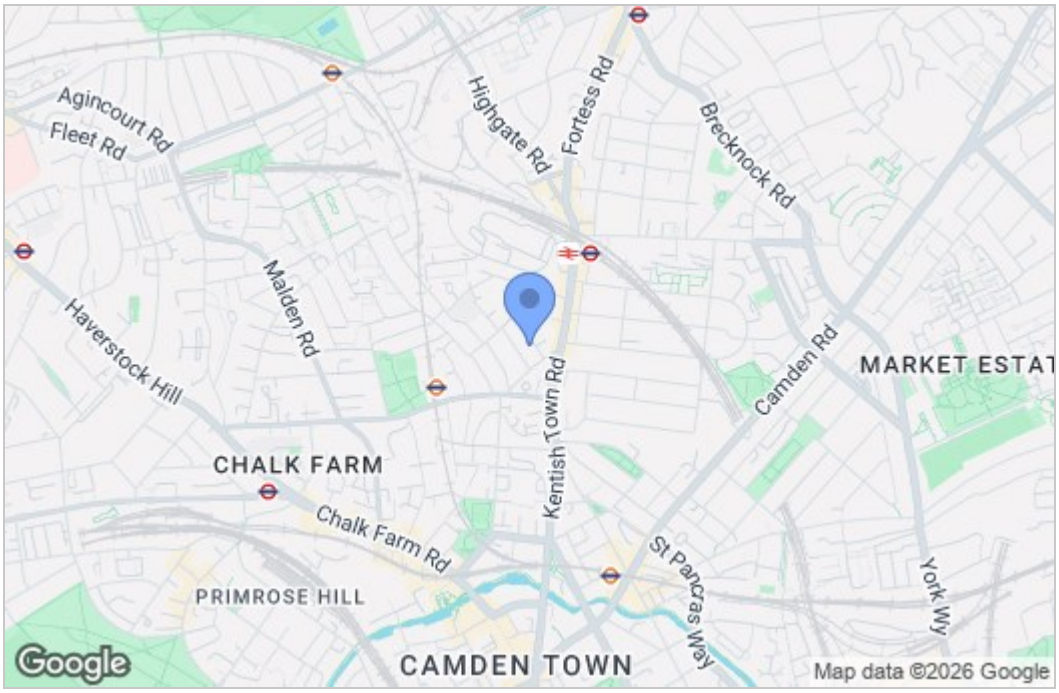
Additional Information

Freehold
Camden Council Tax Band F
Chain Free

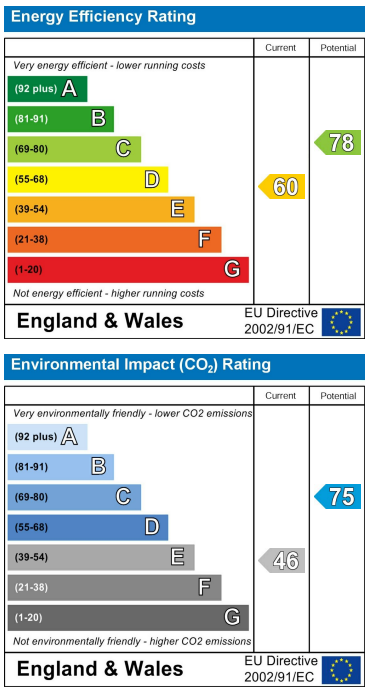
Floor Plan



Area Map



Energy Efficiency Graph



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