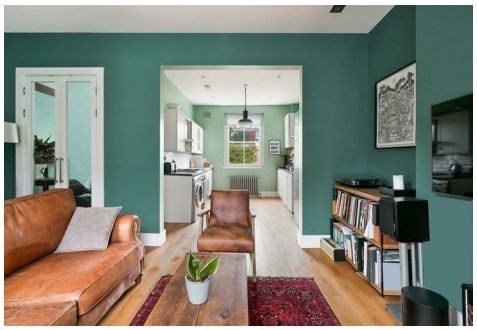
MATTHEW JAMES

Residential Sales • Lettings • Management









Leverton Street, Kentish Town, NW5 2PE

£3,200 Per Calendar Month

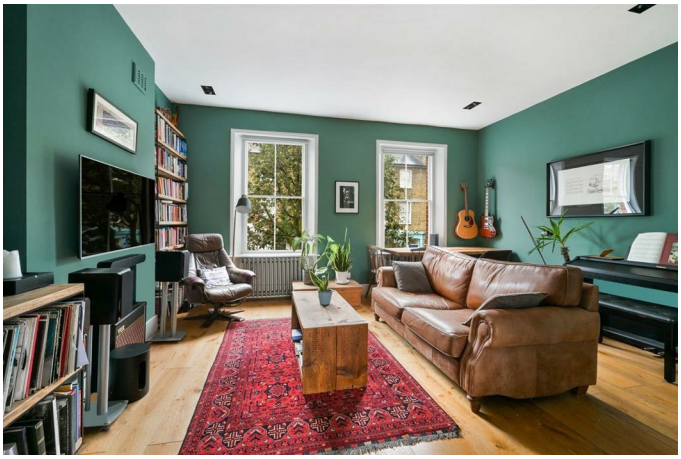
Matthew James offer for rental a delightful two double bedroom upper floors conversion with private roof terrace and garden benefitting from a first floor spacious living room with timber double glazed sash windows and wood flooring opening onto a fully fitted kitchen with two double bedrooms and a fully equipped bathroom on the second (top) floor. Access to the outside space is on the mezzanine level half landing which leads to a private roof terrace with steps down to a secluded garden. This impressive flat is located on a quiet tree-lined road moments from the Pineapple gastro pub and within a short walk of both tube (Northern Line) and overground (National Rail) train networks in Kentish Town. To the West and within a short walk of the flat are Parliament Hill Fields with its great selection of amenities including a lido, tennis courts, a running track, cafes and a weekend food market all of which lead onto the wide open spaces of Hampstead Heath. Offered Furnished. Available 9th December (to a maximum of two people or a family).

Ground Floor Entrance
Steps up to.....

Half Landing
door to private terrace and garden.

First Floor

Living Room



A generously sized room with ample space for both dining and lounge areas with some lovely features including twin double glazed wood sash windows, wood flooring and vintage style radiators. Open to.....

Kitchen



A wide range of white wall and base units with dark work surfaces. Appliances include a tall fridge freezer, washing machine, dishwasher and a four ring gas hob with integrated oven and extractor canopy.

Top Floor



Bedroom One



Bedroom Two



Bathroom / W.C.



A white suite comprising of a panel enclosed bath with fitted overhead deluge shower rose and glazed screen, a wash hand basin set in a vanity unit and w.c.

Exterior





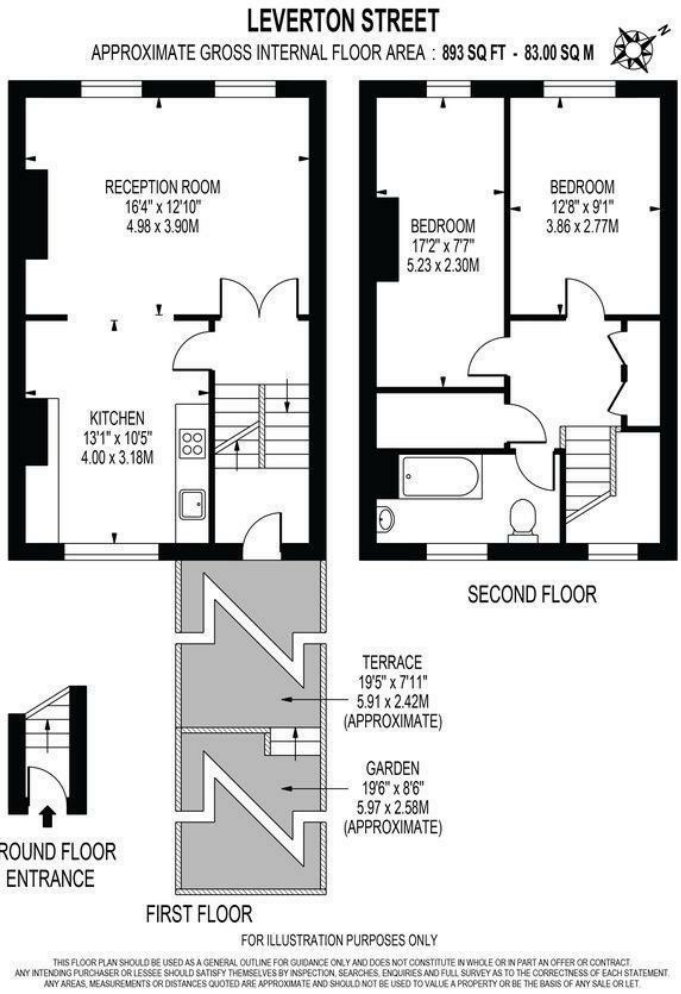
Accessed on the mezzanine half landing is this private terrace with timber decking and perimeter walls, with steps leading down to a secluded garden with a pathway leading to a seating area to the rear.

Additional Information

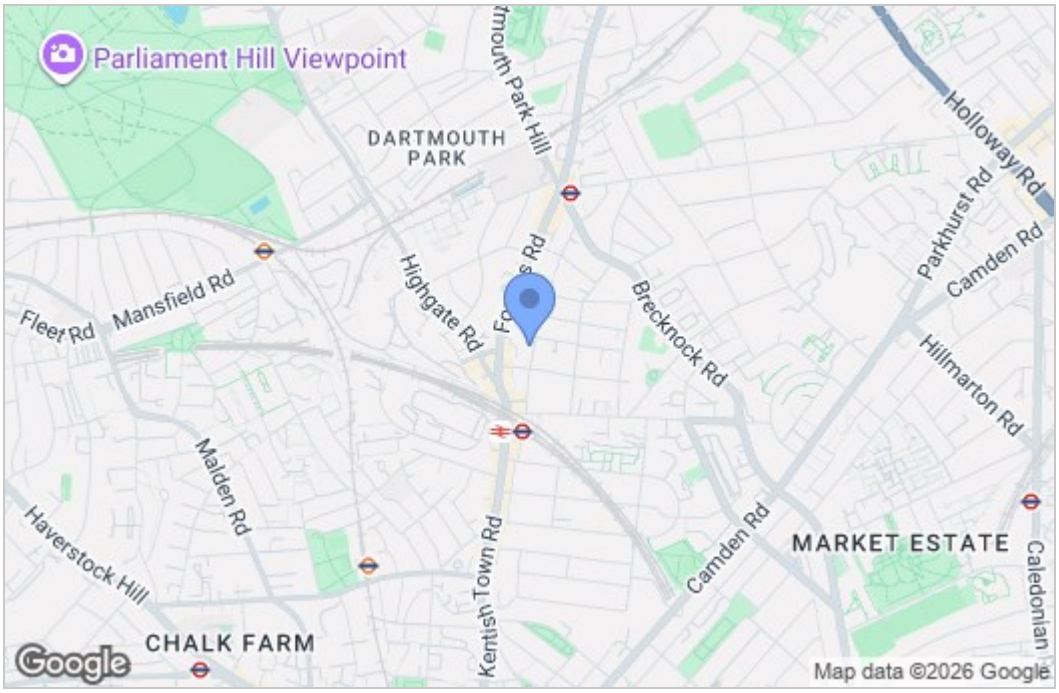


Holding Deposit Equivalent Of One Weeks Rent
Full Deposit Equivalent Of Five Weeks Rent (To Include The Holding Deposit)
Camden Council Tax Band D

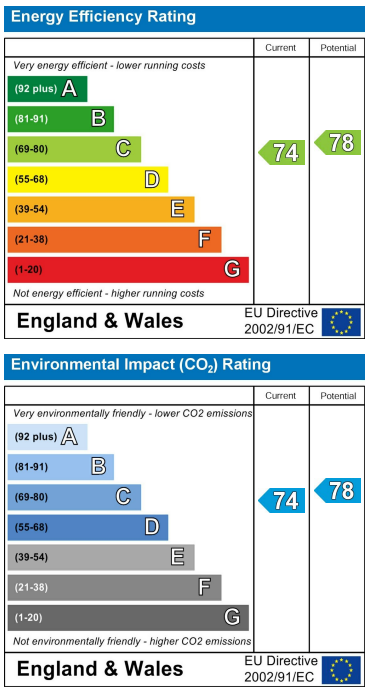
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD
Tel: 020 7284 4343 **Email:** als@matthewjames.co.uk www.matthewjames.co.uk