

MATTHEW JAMES

Residential Sales • Lettings • Management



31a Fortess Road, Kentish Town, NW5 1AD

Asking Price £850,000

A light and spacious three bedroom flat arranged over the lower and ground floor of an impressive stucco fronted Victorian terraced house. Offering a wealth of original features with a large through reception room. Very conveniently located for local shops, restaurants, cafes and transport links, including a number of bus routes and both Kentish Town and Tufnell Park Underground Stations, Hampstead Heath is within walking distance. This flat has superb scope for expansion and is offered chain free, with a share of freehold.

Entrance Hall

Located on the ground floor level, this is a split level hallway with fitted carpet, entryphone system, overhead storage hatch and stairs to lower ground floor level.

Front Reception



Offering a wealth of original features including impressive sash windows with working wood shutters, high ceiling, original wood floor which has been stripped and painted, decorative cornicing, picture rail, fitted alcove cupboards with overhead book shelves and central feature cast iron fireplace with 'smoked' marble surround. Large wooden interconnecting folding doors leading to.....

Rear Reception



High ceiling with decorative cornice and picture rail. Twin low level fitted alcove cupboards with overhead book shelves. Brick fireplace with marble surround and original wood flooring. stripped and painted, French doors leading onto the raised decked terrace at the rear of the building.

Kitchen



Range of blue high gloss wall and base units with stainless steel fittings and light 'flecked' work surfaces, incorporating a stainless steel sink, drainer and mixer tap. Integrated fan assisted oven/grill with four ring gas hob and extractor canopy above. Space for a freestanding fridge freezer and plumbed for a dishwasher, spotlights on a track, under unit lighting and radiator. The room is finished in stripped wooden flooring with a large picture window overlooking the rear garden. Door leading directly onto the raised decked terrace at the rear of the building.

Stairs To Lower Level

A carpeted staircase from the upper entrance hallway to the lower ground hallway.

Lower Ground Hallway



A wide carpeted hallway with under stairs storage and radiator.

Master Bedroom



A large double bedroom with a sizeable sash window to the front of the building, featuring a fitted carpet, generous walk in wardrobe with fitted hanging space and shelving, pendant light fitting and radiator.

Ensuite Bathroom/ W.C.



White suite with chrome fittings comprising of a panel enclosed bath with wall mounted shower attachment and mixer taps, pedestal wash basin and low flush WC, part tiled walls and linoleum flooring.

Bedroom Two



Double bedroom featuring a fitted wardrobe and carpet, pendant light fitting, radiator and floor to ceiling panel window with door leading to the garden at the rear of the property.

Bedroom Three



Features include a fitted carpet, pendant light fitting, radiator and panel window overlooking garden at the rear of the property.

Bathroom/W.C.



White suite with chrome fittings comprising of a panel enclosed bath with wall mounted shower attachment and mixer taps, pedestal wash basin and low flush WC, part tiled walls and linoleum flooring.

Rear Garden



A secluded west facing terrace accessed from both the rear reception room and kitchen with steps down to a large west facing garden with front patio

area and central 'lazy' lawn. Mature shrubs and trees to perimeter beds with a garden shed.

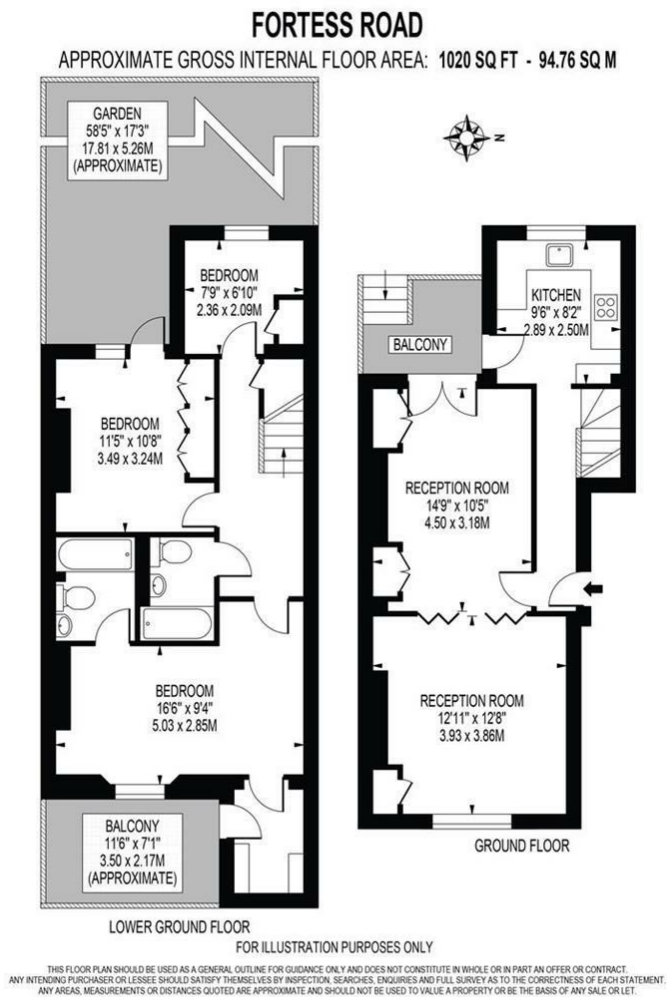
Exterior



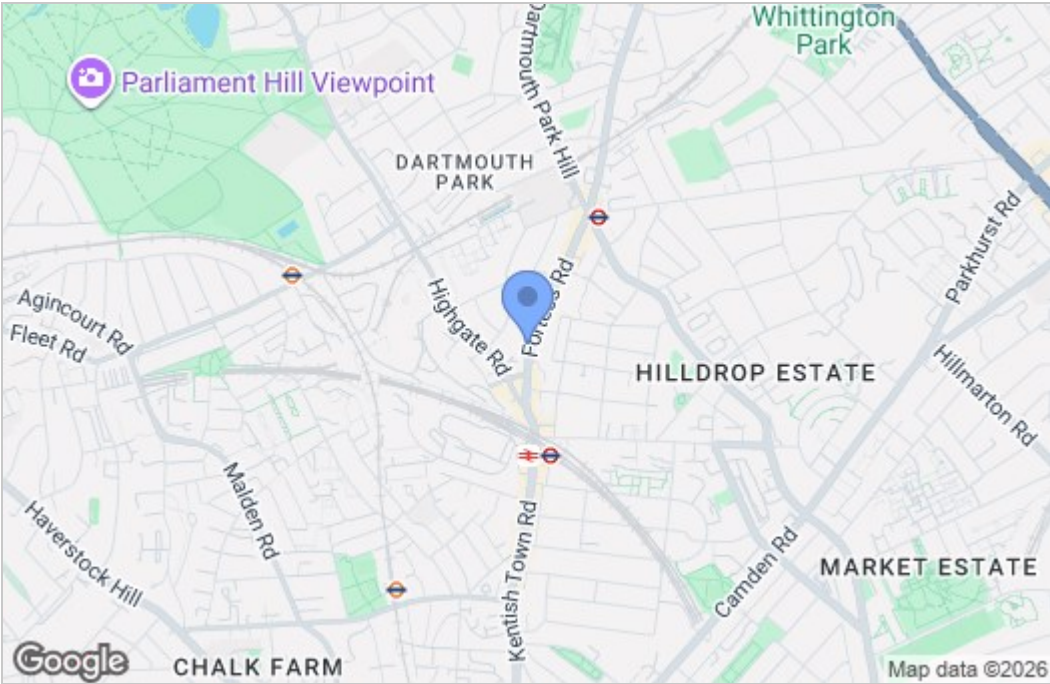
Additional Information

Share of Freehold
Camden Council
Council Tax Band E

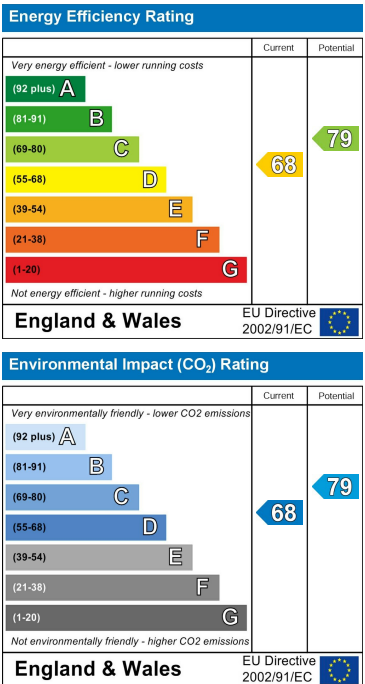
Floor Plan



Area Map



Energy Efficiency Graph



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