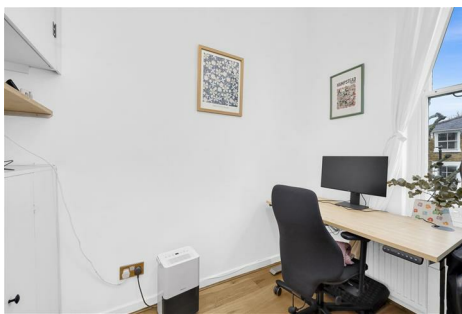


PARKER JAMES

ESTATES

Established since 1995



## Lawford Road London NW5 2LN

- No onward chain
- Victorian conversion
- Tree lined road
- Two bedrooms
- Pubs and restaurants nearby
- First floor
- Own section of rear garden
- Well presented
- Kentish Town station walking distance
- Canteloves Gardens minutes away

Asking Price £630,000

# Lawford Road

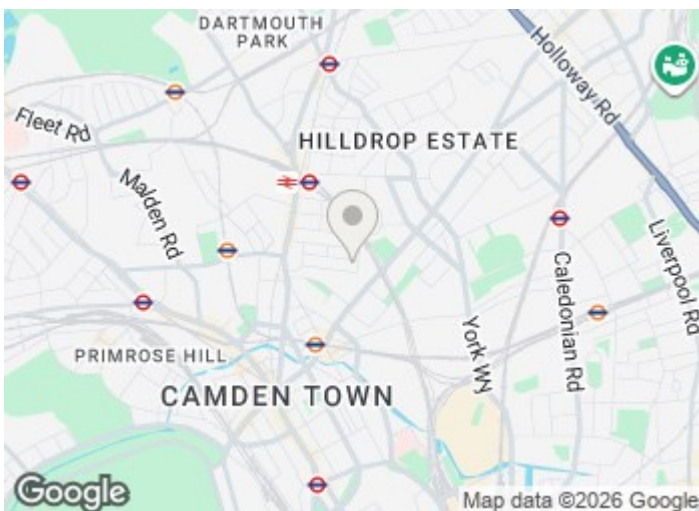
London NW5 2LN



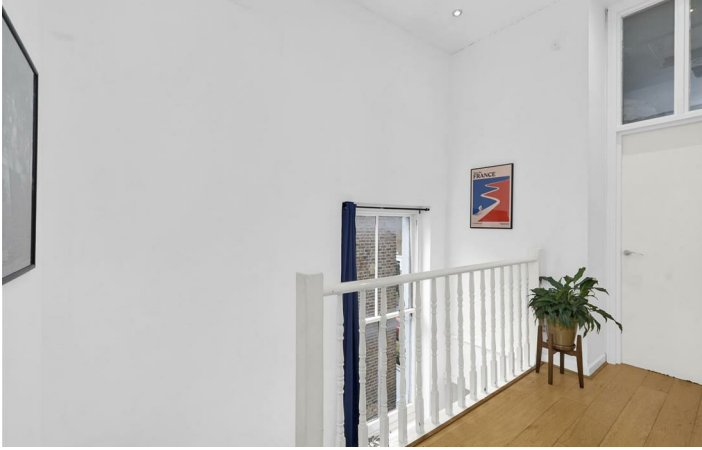
For sale with no onward chain is this well presented first floor Victorian conversion flat with a share of the rear garden on sought after Lawford Road in Kentish Town.

The 57 sqm property is accessed via a flight of stairs at raised ground floor level and briefly comprises an entrance hall, rear facing reception room which enjoys plenty of natural light, fitted kitchen with integrated appliances including a dishwasher, double bedroom with walk-in wardrobe, a second single bedroom or study and a fully tiled shower room.

Lawford Road is a quiet tree lined within walking distance of Kentish Town (Northern line and Thameslink) and Camden Road (Mildmay) stations, a good range of shops on Kentish Town Road including a Tesco Express, local pubs and restaurants whilst pleasant open space can be found in nearby Cantelows Gardens.



[Directions](#)

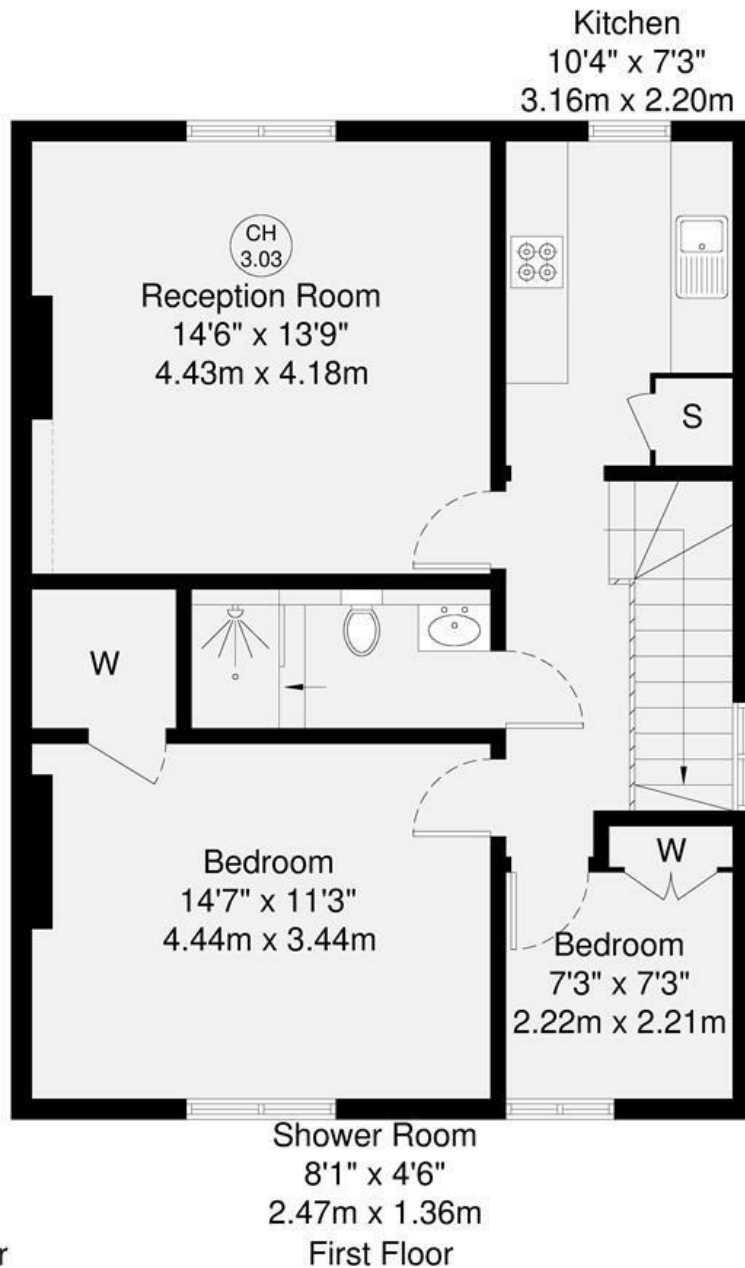
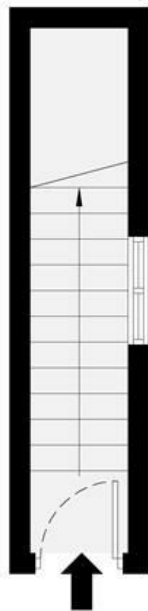


# Floor Plan



Lawford Road, NW5

GROSS INTERNAL AREA  
68.2 sq m / 734 sq ft



Raised Ground Floor

First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
68.2 sq m / 734 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
3 sq m / 32 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (82 plus)	
B (61-81)		B (61-81)	
C (49-60)		C (49-60)	
D (35-48)		D (35-48)	
E (29-34)		E (29-34)	
F (21-28)		F (21-28)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
66	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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