

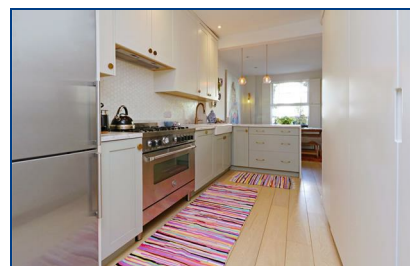


St. Leonard's Square, , Kentish Town, NW5 3HL

£1,250,000

An excellent three double bedroom, three storey mid-terrace Victorian house within this quiet cul-de-sac enclave. Offering almost 1300 sq ft, the generous accommodation is in excellent condition throughout. The ground floor has been fully extended to the rear and provides a large reception room leading out to the rear courtyard. Moving up to the first floor landing having direct access to a 17'9 x 13'9 south facing roof terrace with an open outlook. Additionally, on the first floor there is a large family bathroom and one of the double bedrooms. On the top floor (second) are also two further double bedrooms. Ideally located with various transport options to hand with West Kentish Town Overground and Chalk Farm Underground (Northern line) only a few minutes walk away. An ideal family home.

- THREE DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- RESIDENTS PERMIT PARKING
- 23' KITCHEN/DINER
- SOUTH FACING ROOF TERRACE
- ABUNDANCE OF NATURAL LIGHT
- RECEPTION ROOM
- CLOSE TRANSPORT OPTIONS
- EPC C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Best	Worst	Very environmentally friendly - lower CO ₂ emissions	Best	Worst
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		