



**DAYMORRIS**  
ESTATE AGENTS  
EXPERIENCE THE DIFFERENCE

**Day Morris Estate Agents**  
2 Fleet Road, Hampstead, London, NW3 2QS  
Tel: 020 7482 4282  
Email:  
[www.daymorris.co.uk](http://www.daymorris.co.uk)

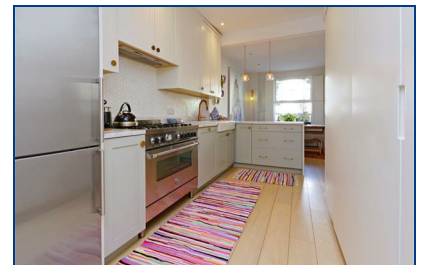


## St. Leonard's Square, , Kentish Town, NW5 3HL

**£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 <sub>2</sub> ) Rating	
Best energy efficient - lower running costs	Worst	Best environmentally friendly - lower CO <sub>2</sub> emissions	Worst
A	G	A	G
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC