

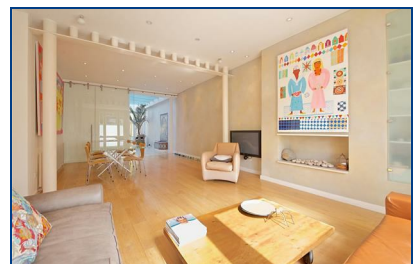


**Patshull Road, , Kentish Town, NW5 2LE**

**Asking Price £2,500,000**

One of the most impressive houses in a sequence of residential streets, and considered by many to be the most desirable part of this established yet still up and coming trendy part of London, so closely connected with fantastic transport links. Originally owned by the Mayor of St Pancras, there is wonderful flexible accommodation for the growing family, approaching 3000 square feet. From the moment one walks through the deep front garden displaying wrought iron railings, through the grand front door and sweeping through the ground floor, one realises that this house is something special. The arrangement of the ground floor is quite outstanding in its grandeur, and the view from the rear to the calm green luxuriant garden is immediately peaceful. This house is within a very short walk for Camden School for Girls and the College Francais Bilingue de Londres.

- FOUR/FIVE BEDROOMS
- CHARACTERFUL DOUBLE RECEPTION
- KITCHEN/DINING ROOM
- CONSERVATORY
- TWO BATHROOMS
- SEPARATE CLOAKROOM
- STUDY/BEDROOM FIVE
- BEAUTIFUL LANDSCAPED GARDEN
- RESIDENTS PERMIT PARKING
- EPC D



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	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

England & Wales EU Directive 2002/91/EC