



Spacious 2841 Sq Ft Character Mews House in Former Piano Warehouse

Railey Mews, Kentish Town, NW5

Available Late September - £1,250 per week (£5,417 PCM)

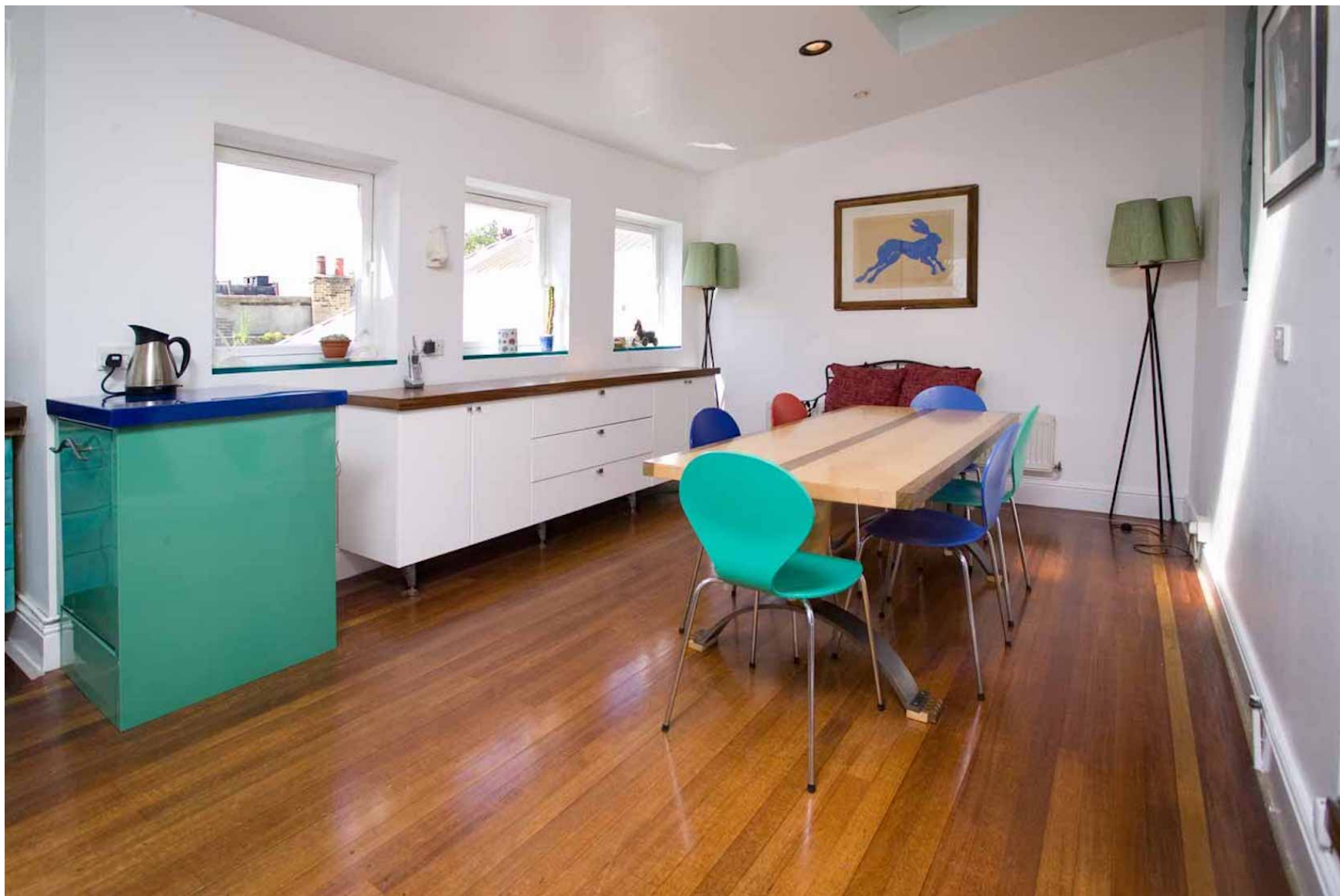
£1,250 per week

- 33ft Reception room
- Large fully fitted kitchen/breakfast room
- Huge master bedroom with en suite dressing room/study & extensive built in wardrobes
- Two further double bedrooms
- Additional family room/office
- Study/bedroom 4
- Three bathrooms (2 en suite showers)
- Decked roof terrace

This unique, character family house, formerly a piano warehouse, is located in a quiet and picturesque cobbled mews, close to the French Lycée in NW5. The bright and spacious home of over 2800 square feet, offers enormous living space - a beamed, high ceilinged reception room, large fully equipped kitchen/breakfast room with access to a decked roof terrace, three bedrooms to the ground floor with a further bedroom/office on the first floor. One of the bedrooms and family rooms can be accessed via an external door, making it ideal for a teenager/nanny. This property is ideally situated approximately 10 minutes walk to Tufnell Park underground station (Northern Line), along with a variety of shops, eateries and open spaces.



- Available Late September - Unfurnished
- Camden Council Tax Band: F £3,166.93 PA
- EPC Rating: 60/D
- Approx. Gross Internal Area: 2,841 Sq Ft



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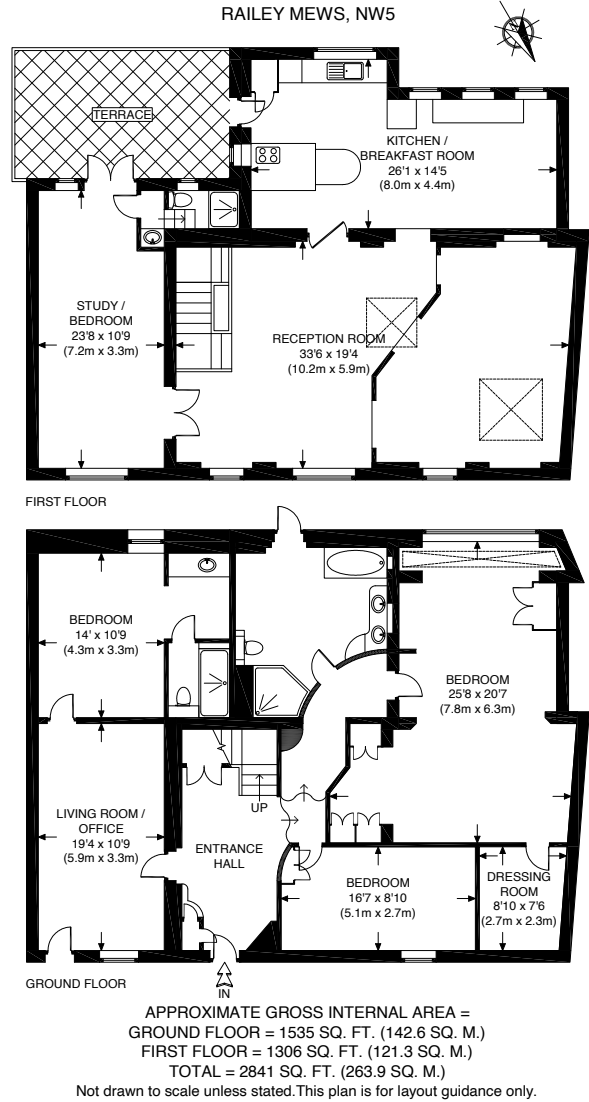
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Available Late September - £1,250 per week (£5,417 PCM)

Approx Gross Internal Area: **2,841 Sq Ft / 263.9 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 6 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.



Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included