



Castlehaven Road, Camden, NW1
£1,375,000, Freehold



An exceptional three storey flat-fronted Victorian house, forming part of a picturesque terrace, centrally and conveniently situated towards the northern end of Castlehaven Rd.

Presented to a high standard throughout, the property offers 1265 square feet of well-appointed family-friendly accommodation; On the ground floor a well designed entrance vestibule leads to a bright and spacious open-plan reception, which opens onto a good size kitchen extension with two roof lights and a full width expanse of bi-fold glass to the rear.

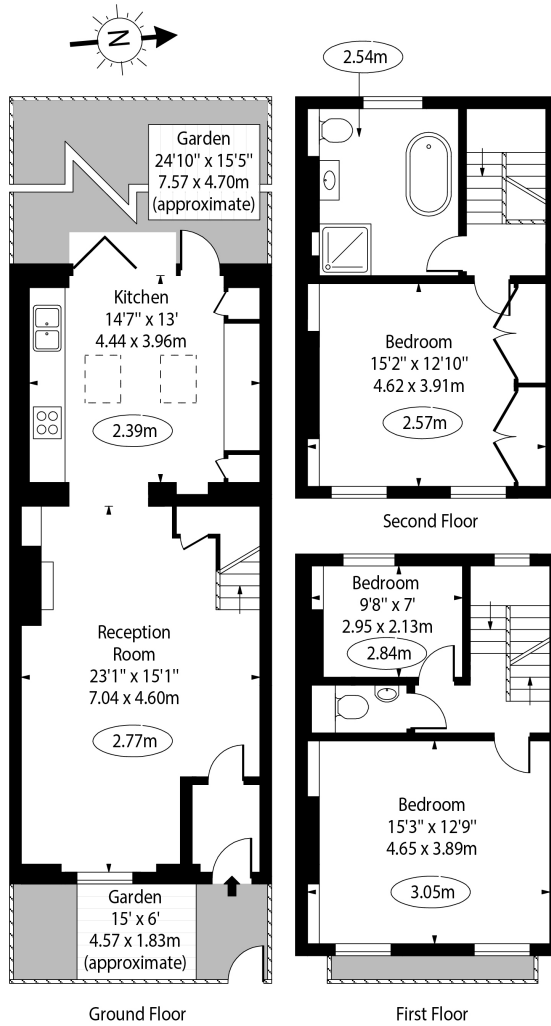
On the first floor is a very good size double bedroom to the front, with two sash windows, currently used as an office. To the rear, a smaller bedroom and between, a





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Castlehaven Road, NW1



Approx Gross Internal Area 1265 Sq Ft - 117.51 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.45432

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Salter Rex give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

An exceptional three storey flat-fronted Victorian house, forming part of a picturesque terrace, centrally and conveniently situated towards the northern end of Castlehaven Rd.

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On the first floor is a very good size double bedroom to the front, with two sash windows, currently used as an office. To the rear, a smaller bedroom and between, a WC with a handy storage cupboard over.

On the top floor are a stately master bedroom with extensive built-in wardrobes and a good size modern bathroom, with free-standing bath and a separate walk-in shower.

To the rear is a mature west-facing garden, with a pleasant open aspect.

Castlehaven Road is a wide, residential thoroughfare, conveniently placed within a very short walk of Kentish Town Northern Line Underground and Thameslink station, a wide range of shopping, leisure, cultural and educational facilities, including the Collège Français Bilingue de Londres independent French School and a range of excellent state schools.