

**£1,250,000**

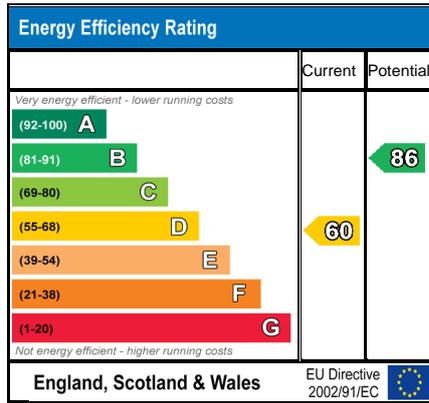
**Kelly Street, Kentish Town, NW1**



- Sought After Residential Street
- Amazing Location
- Lovely Georgian House
- South Facing Patio
- Original Features

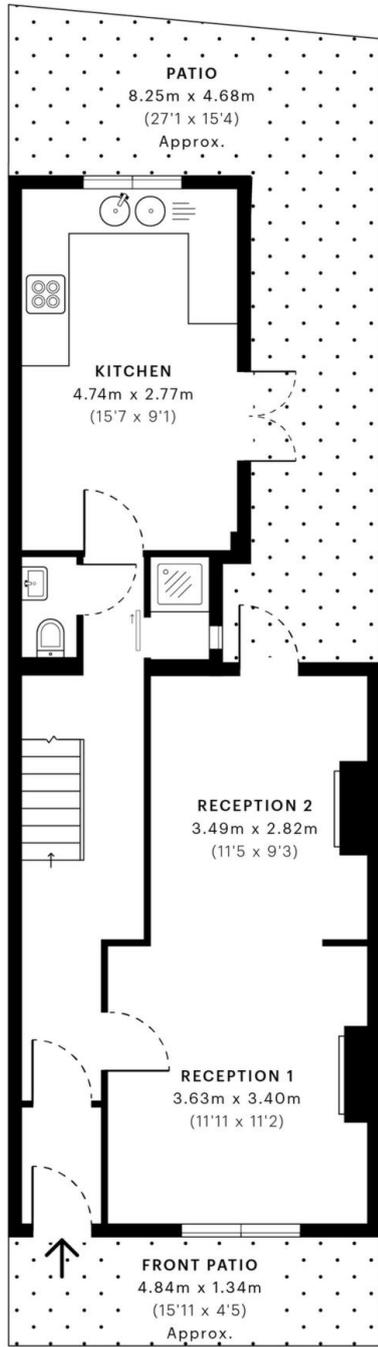
This rarely available 3 bedroomed charming terraced house sits in one of the prettiest streets in North London, tucked away in a row of colourful homes and is just a short walk from Kentish Town and Primrose Hill. The accommodation is very well laid out with a lovely welcoming tiled hallway leading to an attractive double reception room with bookshelves, high ceilings and feature fireplaces.

# Kelly Street, Kentish Town, NW1

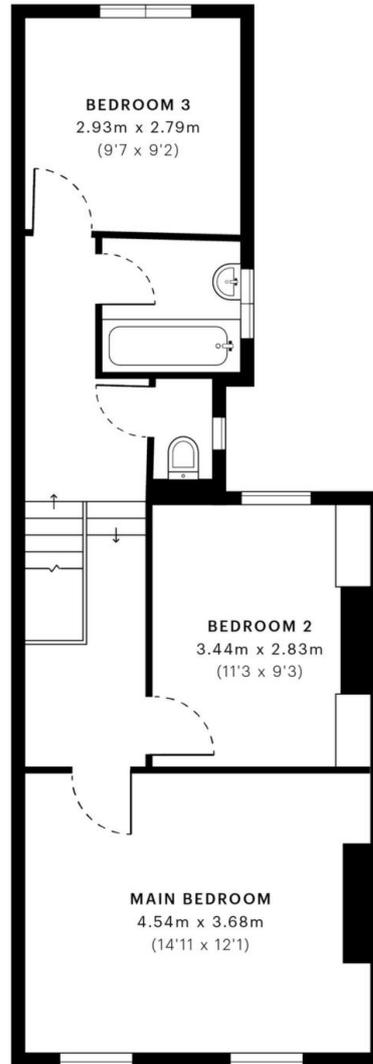








— Ground Floor



— First Floor



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
99.23 sqm / 1068.10 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
92.46 sqm / 995.23 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



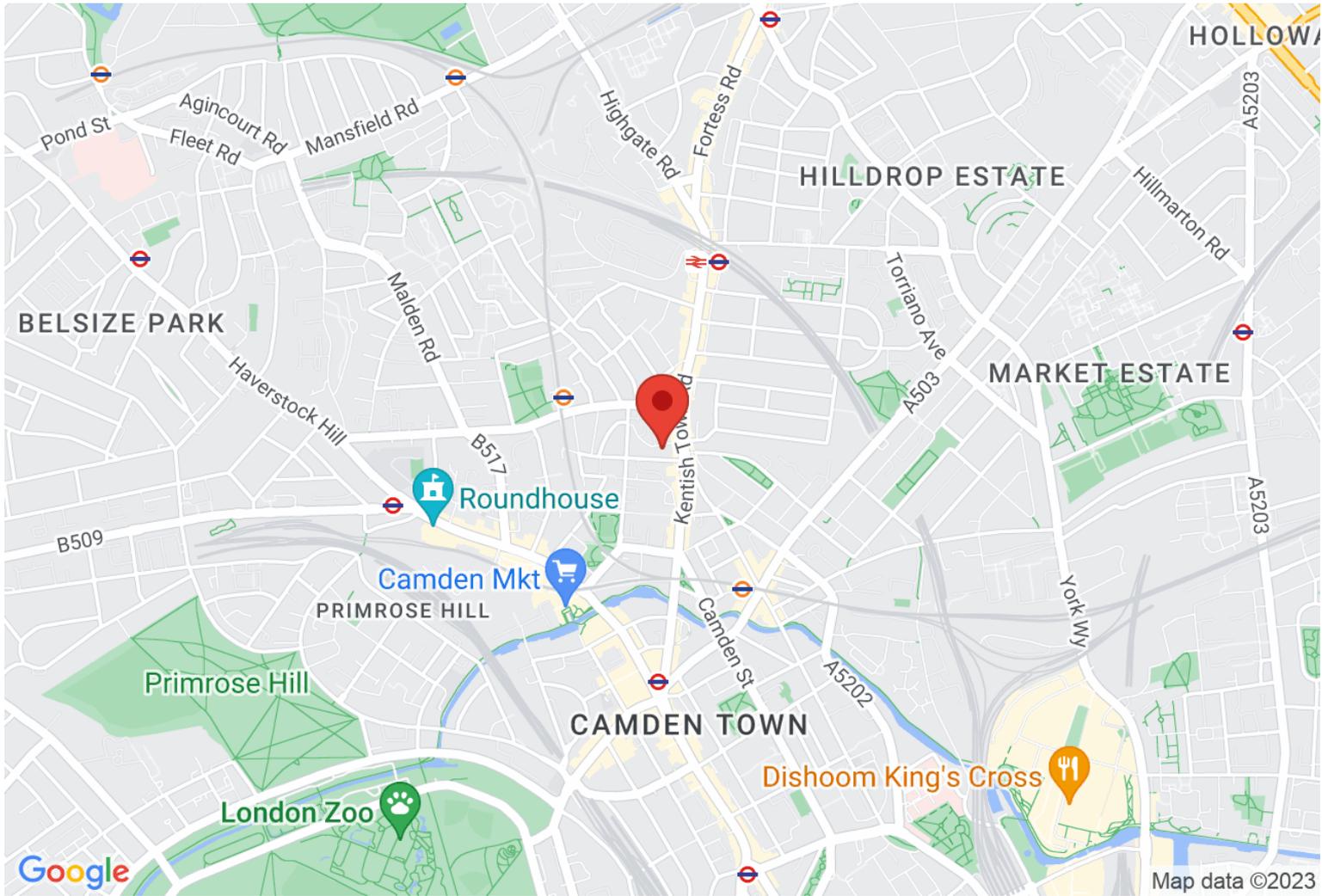
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 96.29 sqm / 1036.46 sqft  
IPMS 3C RESIDENTIAL 92.94 sqm / 1000.40 sqft

SPEC ID 56405f0798e448b0db9d20010

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE

161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: [info@rochesterplace.co.uk](mailto:info@rochesterplace.co.uk) W: [www.rochesterplace.co.uk](http://www.rochesterplace.co.uk)

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROCHESTER PLACE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.