

# SALTER REX

Chartered Surveyors & Estate Agents



**MARSDEN STREET, NW5 3HD**

**£658,000 FREEHOLD**

## LOUNGE



## MARSDEN STREET, NW5 3HD

A smart three storey, four bedroom end of terrace period house. Internally the property offers flexible accommodation over three levels and benefits from four double bedrooms, roof terrace, a delightful patio garden, a vaulted ceiling to the master bedroom, guest wc, sash windows and is well presented throughout. Marsden Street is a peaceful residential turning situated within easy reach of the shopping and entertainment facilities of Camden Town and Kentish Town with the nearest underground station being located at Chalk Farm (Northern Line).



## BEDROOM ONE

## KITCHEN



BEDROOM TWO



PATIO GARDEN

# FLOOR PLAN



GROSS FLOOR AREA  
INTERNAL 1285 SQFT 119.3 SQMETRES

## Marsden Street, London, NW5

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Salter Rex and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2009 Produced for Salter Rex REF : 09-08790

### ENERGY PERFORMANCE CHART

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
	52		45
	29		25
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

### CONTACT DETAILS

**SALTER REX**  
Chartered Surveyors & Estate Agents

SALTER REX KENTISH TOWN  
CROWN HOUSE  
265-267 KENTISH TOWN ROAD  
LONDON  
NW5 2TP

T 020 7482 4488 F 020 7485 8488

E: [residential@salter-rex.co.uk](mailto:residential@salter-rex.co.uk)

W: [www.salter-rex.co.uk](http://www.salter-rex.co.uk)