



**Inkerman Road, Kentish Town, NW5**  
**£1,475,000, Freehold**



An exceptional two/three bedroom, three storey house, forming part of a charming period terrace, ideally situated in the heart of the Inkerman Conservation Area, one of the most coveted residential locations in Kentish Town.

Thoroughly remodeled and refurbished by the current architect owners, with great care, imagination and attention to detail, the property offers 114 square metres (1229 square feet) of versatile and flexible family accommodation, the rooms to the rear affording a wonderful open view over the gardens of Alma St.

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Inkerman Road, NW5



Approx Gross Internal Area 1229 Sq Ft - 114.18 Sq M

Approx Floor Area Including Restricted Heights 1253 Sq Ft - 116.41 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.44358

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.

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## Long Description

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The reception/ entertaining space is outstanding; on the raised ground floor, the two original receptions and hallway have been opened up to create a fabulous open-plan reception, full of period detail and with large double-glazed sash windows to front and rear, whilst still retaining a good size entrance vestibule. A rear extension at this level houses the opulent family bathroom.

On the garden level, a very stylish bespoke kitchen, with marble work surfaces and integrated appliances, affords ample space for a good size dining table and overlooks the garden via crittall-style doors, as well as opening on to another very good size reception room to the front, which could easily be separated to create an extra bedroom/guest room if required. Below the front steps is a very handy wine cellar for those of a bacchanalian inclination. To the rear extension is a well-designed utility/laundry room.

On the top floor, two very good double bedrooms, the larger with an excellent range of fitted wardrobes.

To the rear is a very pleasant mature garden, with a very agreeable open south-westerly aspect.

Inkerman Rd is a prime residential side turning in the centre of Kentish Town, with little through traffic, situated very close to the amenities of Kentish Town Rd, the Underground and Thameslink, Kentish Town West Overground and the Collège Français Bilingue de Londres. A number of excellent state schools are nearby and the open spaces of Hampstead Heath and Regent's Park are within walking distance.