

hotblack desiato

ESTATE AGENTS

STRATFORD VILLAS, NW1 9SE

£2,500,000



A stunning four bedroom Victorian house set within this elegant terrace moments from Camden Square. The house has been comprehensively refurbished by the current owners to create a home of much charm and style. Set over 5 floors this beautiful house features a stunning first floor drawing room and, on the ground floor, a contemporary designed open plan kitchen diner with access to a rear terrace leading into the garden. On the lower ground floor there is a shower room and a fantastic open plan space which could be divided to create a fifth bedroom. All modes of public transport are within strolling distance.

- Stunning architect designed family home
- Lovely West facing garden
- Fabulous 1st floor drawing room
- Large family kitchen
- Versatile open plan lower ground floor
- Four/Five bedrooms
- Three reception rooms
- Quiet, elegant location
- Freehold
- Council Tax: TBC
- Approx. Sq Ft: 2,306
- Rental Estimate: £1,150 p/w

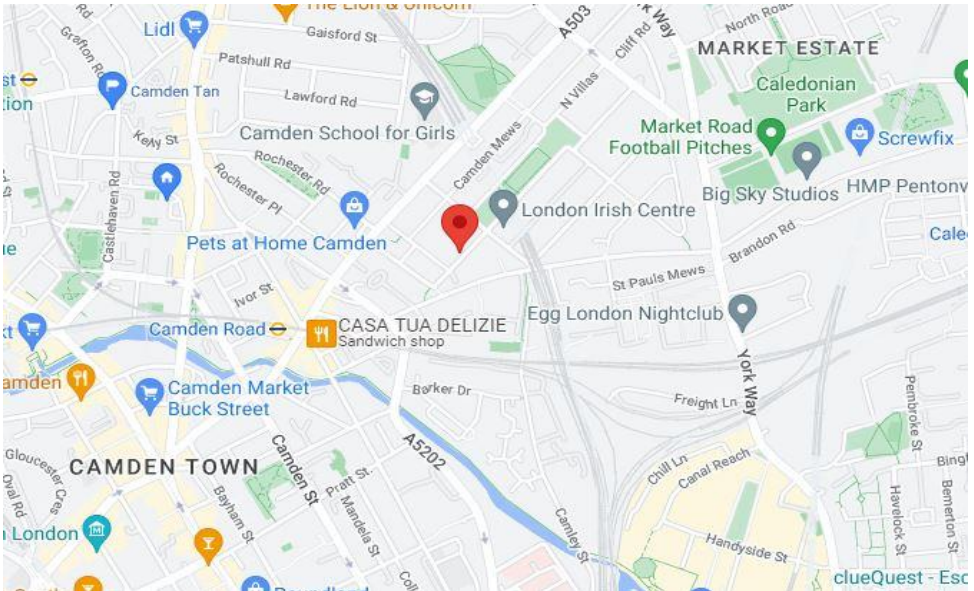




APPROX. GROSS INTERNAL FLOOR AREA 2333 sq. ft / 216.75 sq. m (Including Restricted Height Area)
 APPROX. GROSS INTERNAL FLOOR AREA 2306 sq. ft / 214.25 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



TRANSPORT LINKS

Camden Road station (Overground) is approx. 0.3 miles away.
 Camden Town station Northern Line) is approx. 0.5 miles away.
 Caledonian Road station (Piccadilly) is approx. 1 mile away.
 Numerous bus routes provide access to The City and West End.

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 314 Upper Street
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