



A MAGNIFICENT SET OF APARTMENTS EXPERTLY DESIGNED FOR MODERN LUXURY LIVING

CAVERSHAM ROAD, KENTISH TOWN, LONDON, NW5

Guide Price £1,150,000 - Leasehold



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Newly built • Highly specified homes • Zoned-underfloor heating • Video entry systems • Bike storage

2 Bedrooms • 2 Bathrooms • Reception room

- EPC Rating = B
- Council Tax = TBC

Description

An exquisitely designed collection of stylish 1, 2 & 3 bedroom apartments known as 'The Xylo' boasts many features including zoned underfloor heating, hard wood flooring, bespoke cabinetry, Smeg appliances and video entry systems.

This charming two floor apartment in a newly built development is expertly designed for modern luxury living. Out of eighteen exceptional, contemporary styled apartments, for sale, is this two bedroom flat comprising a spacious open-plan reception room with kitchen and dining area. The home further consists of two bathrooms, cloakroom, study room and a utility room.

'The Xylo' development on Caversham Road is located close to Kentish Town station (0.3 miles) and Kentish Town West (0.7 miles) Overground Station. There are an array of local shops and amenities conveniently situated in the neighborhood specifically on Kentish Town High Street. Camden Town (0.9 miles) offers a slightly more diverse selection of markets, global eateries, and world famous venues.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

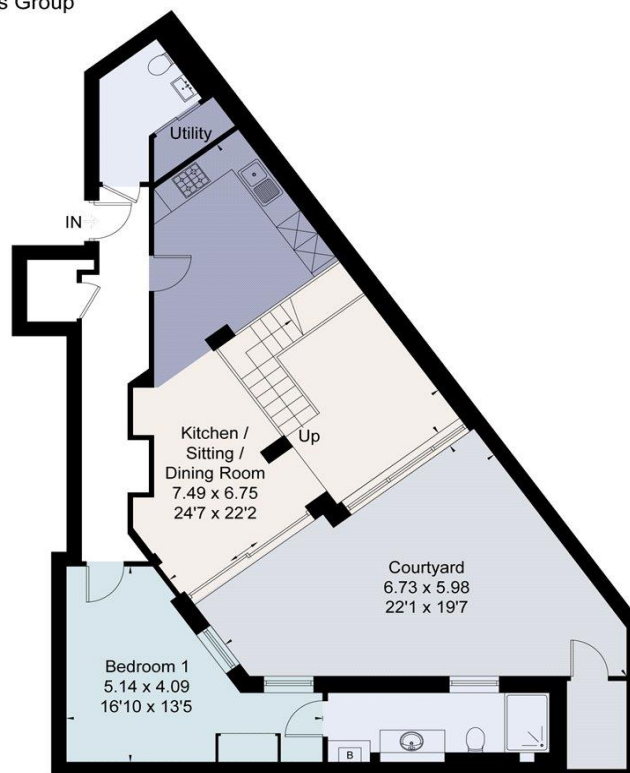
Viewing

Strictly by appointment with Savills.

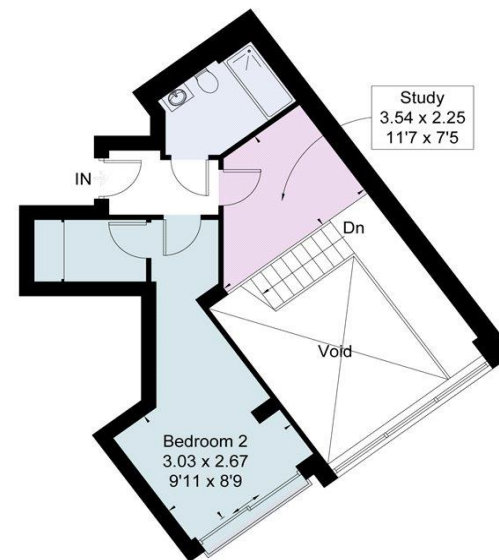




Approximate Area = 112.7 sq m / 1213 sq ft
(Excluding Void / Courtyard)
For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC