



An attractive Victorian house on the corner of this popular enclave in Kentish Town.

**Quadrant Grove, Kentish Town, London, NW5**

£1,400,000 Freehold

**savills**



**A period family home • Spacious reception room and kitchen area • Large roof terrace • Highly desirable street • Located close to the Hampstead Heath**

#### **About this property**

Set over three floors, this bright freehold, corner house has a well-proportioned reception room that opens onto the kitchen, which has been extended to create a spacious kitchen and dining area. There are three bedrooms on the first floor and a family bathroom, with a terrific guest suite/principal bedroom on the top floor, which has access to a beautifully sunny south-facing terrace.

#### **Local Information**

Quadrant Grove is an attractive, residential turning off Malden Place which is within easy reach of Belsize Park & South End Green. There are an excellent array of eclectic shops, bars and restaurants as well the wide spaces of Hampstead Heath within very easy reach. Transport connections are at Belsize Park (Northern Line), South End Green (overland mainline services) as well as the many bus route connections to the City & the West End.

#### **Tenure**

Freehold

#### **Local Authority**

London Borough Of Camden

#### **Energy Performance**

EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

Telephone: +44 (0) 20 7472 5000.







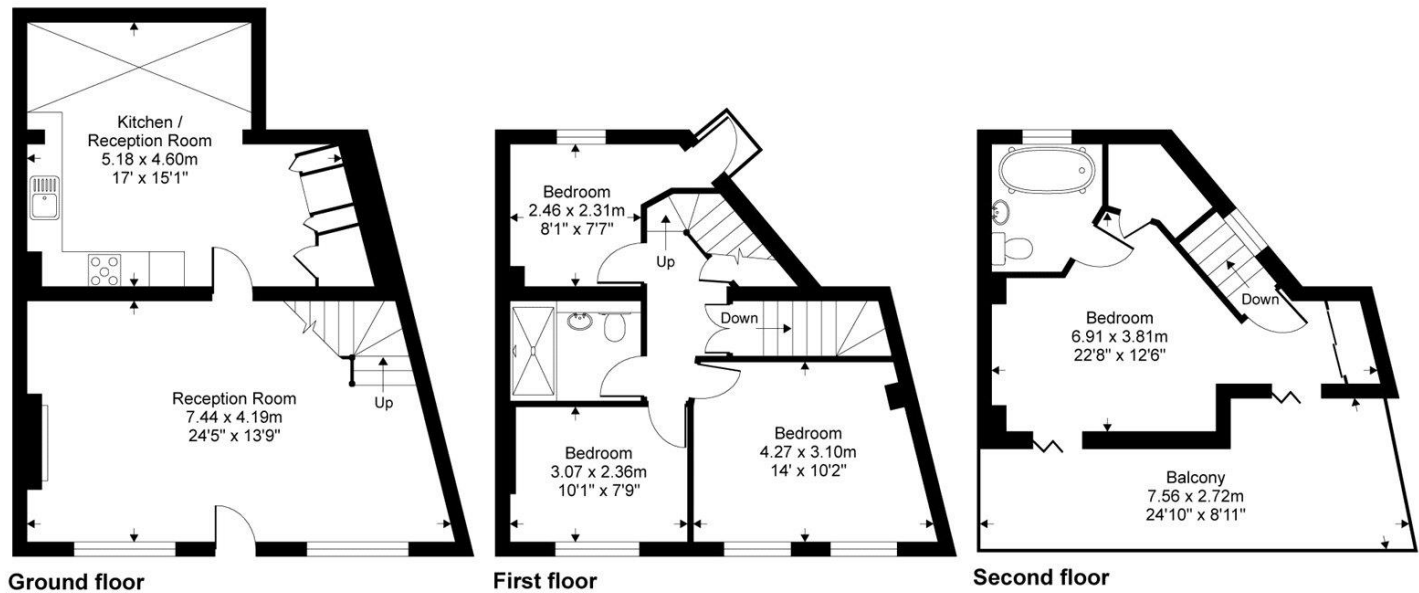
Quadrant Grove, Kentish Town, London, NW5  
Gross Internal Area 1268 sq ft, 117.8 m²

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Quadrant Grove, London, NW5

Gross internal floor area (approx):  
117.8 sq m / 1268 sq ft  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-4) A	58	82
(81-91) B		
(69-80) C		
(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		

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