



# A high spec two bedroom converted warehouse apartment.

**Highgate Road, Kentish Town, London, NW5**

£450 pw (£1,950 pcm) plus fees apply, Unfurnished  
Available from 01.06.2020



- Bedroom
- Bathroom
- High spec
- Open-plan reception room
- Warehouse conversion
- 24hr concierge

#### Local Information

Located in a great Kentish Town location giving easy access to Camden Town, Hampstead Heath and Highgate Village. This part of Kentish Town has become a very popular area since Soho House opened Pizza East and Dirty Burger a couple of years ago. The redeveloped Highgate Studios, which is next door, has also created an influx of young professionals. There is a vibrant high street with an excellent selection of shops, restaurants and amenities.

The many close transport links include:

Kentish Town - Northern Line & Thameslink: 0.2 miles

Tufnell Park - Northern Line: 0.4 miles

Gospel Oak - Overground: 0.5 miles

#### About this property

Situated in The Maple Building is this high spec converted warehouse apartment in the heart of Kentish Town.

The apartment has been finished to an exacting standard and comprises of an open-plan reception room and kitchen, wooden floors throughout, one bedroom with bespoke built wardrobes creating ample storage together with a high quality bathroom.

The property also benefits from having a gym and 24hr concierge service.

#### Furnishing

Unfurnished

#### Local Authority

Council Tax Band = E

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Lettings Office.  
Telephone: +44 (0) 20 7472 5030.





Highgate Road, Kentish Town, London, NW5  
 Gross Internal Area 449 sq ft, 41.7 m<sup>2</sup>

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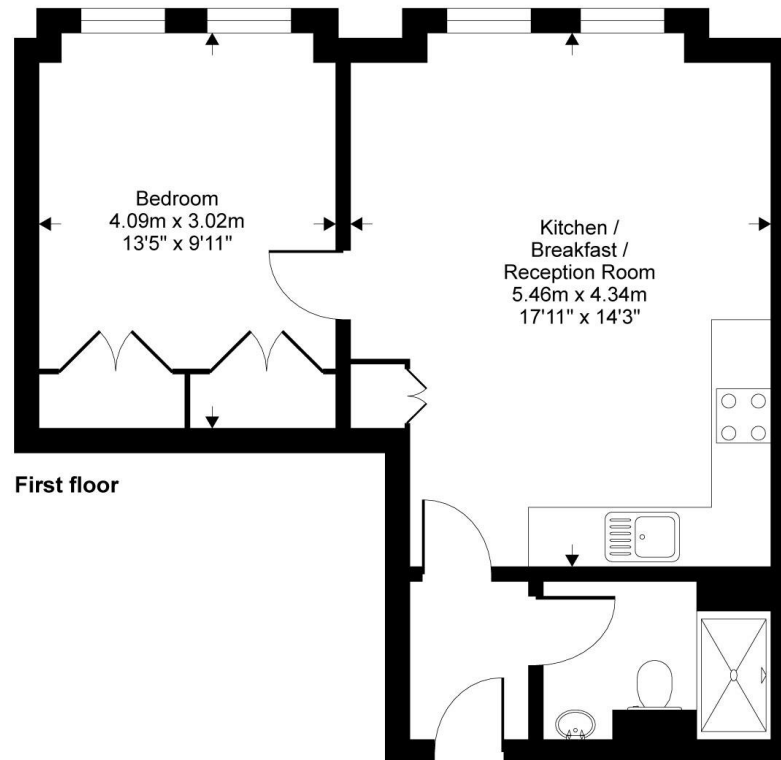
## Highgate Road, London, NW5


Gross internal floor area (approx):

41.7 sq m / 449 sq ft

For Identification only - Not to scale

Niche Communications



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).  
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