

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Fortess Grove, Kentish Town, London, NW5

Per Month £2,400 Per Month



A charming top floor two bedroom flat, as part of this three story purpose built development in the heart of Kentish Town, NW5.

The property comprises of 2 double bedrooms, separate kitchen and living room, private balcony and a tiled bathroom.

Located at the end of a quiet residential cul-de-sac, this home is close to Kentish Town and Tuffnell Park Underground stations, with a wealth of local amenities at your doorstep. This very bright accommodation comprises two double bedrooms, modern bathroom, bright reception, separate kitchen and small balcony. The property has just been freshly redecorated.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadlettings@hunters.com | www.hunters.com



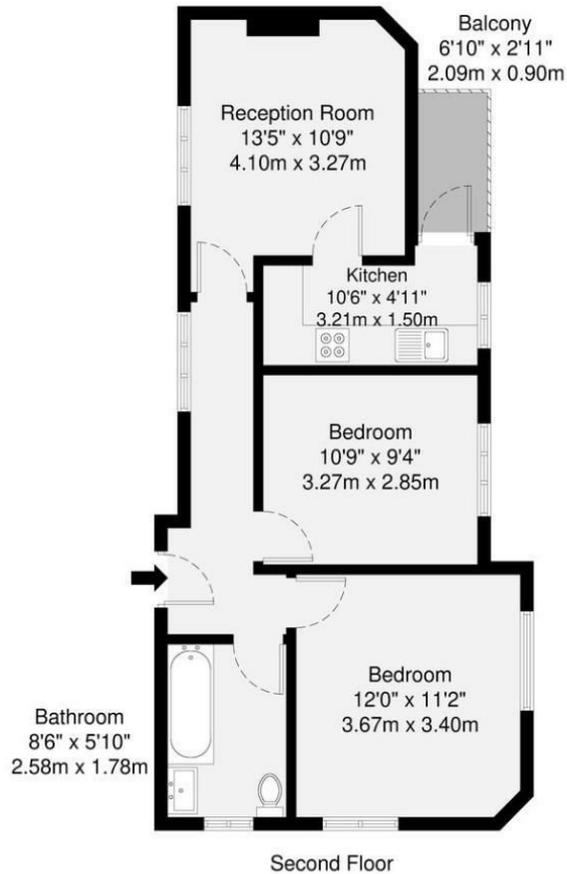
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## KEY FEATURES

- Two Bedrooms
- Modern Bathroom
- Separate Kitchen
- Bright Reception
- Local Amenities Nearby
- Close to Northern Line
- Kentish Town NW5



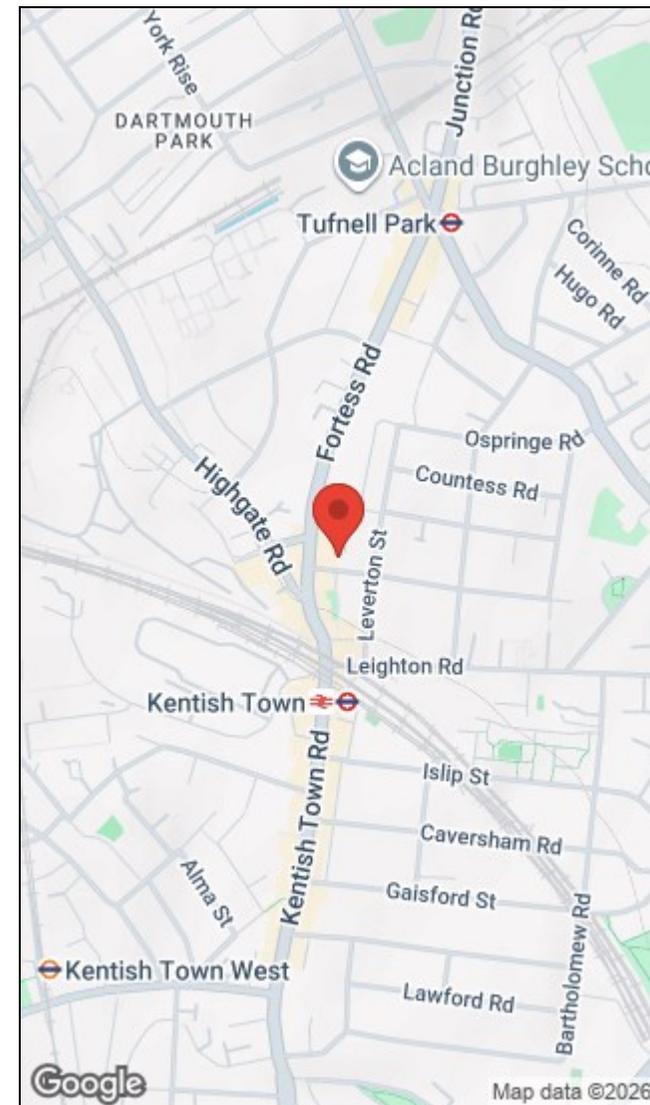




<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 52.1 sq m / 560 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 1.8 sq m / 19 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandahs etc. 0.0 sq m / 0.0 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
41	54
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
36	47
EU Directive 2002/91/EC	
England & Wales	

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