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Bartholomew Villas, NW5

£425,000



A one bedroom ground floor apartment within a period property, benefitting from a basement and sole use of a private rear garden. The property requires full modernisation, allowing incoming buyers to modernise according to their personal taste. Sold chain free and with the entire Freehold.

Bartholomew Villas is situated minutes from the extensive amenities of the Kentish Town Road, with its independent butchers, grocers, and eateries as well as a host of high street names. The Property is only a short walk away from the glorious green expanses of Hampstead Heath with its beautiful swimming ponds and Parliament Hill Lido, Primrose Hill, not to mention smaller public squares like Rochester Terrace Gardens with its.

The location is well supported with excellent transport links across the city. Kentish Town Underground station is only minutes away and runs Northern Line and Thameslink services for quick access to the center of London, Farringdon, & south London City. Kentish Town West Overground is also in close proximity with direct lines to Highbury & Islington, fashionable east London, and Richmond.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

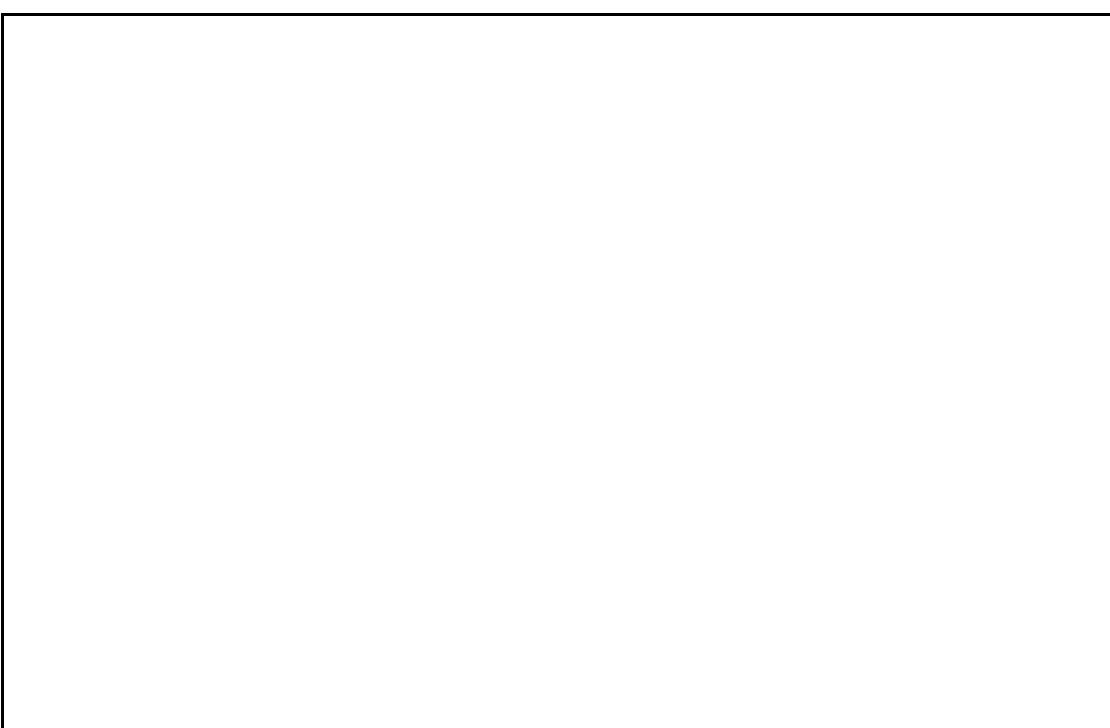
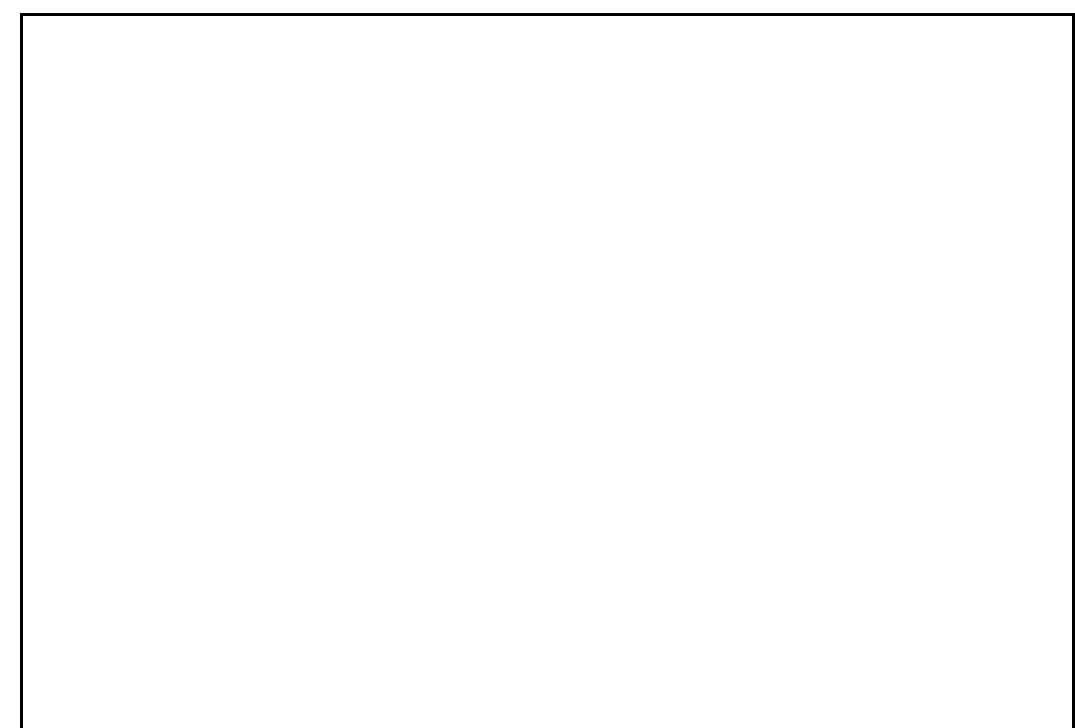
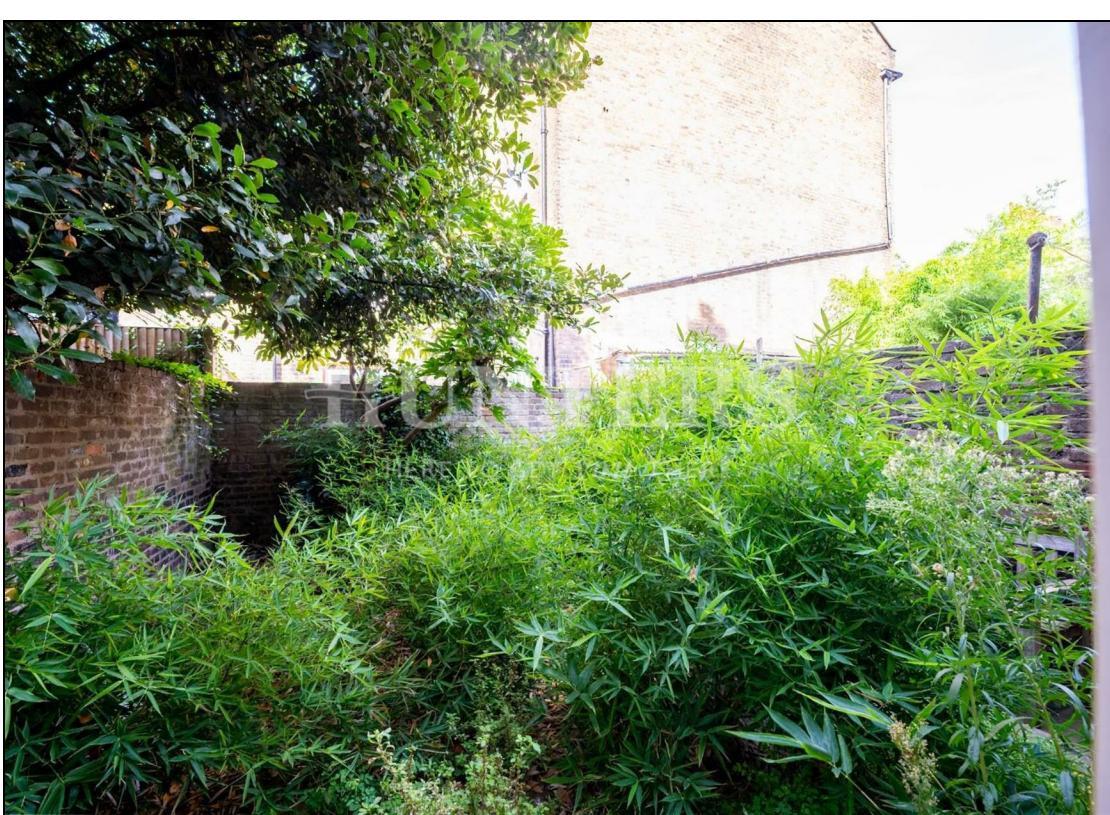
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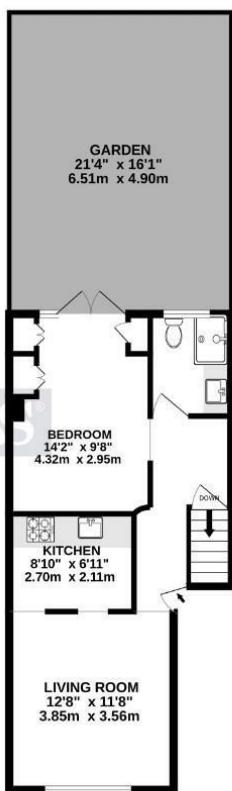
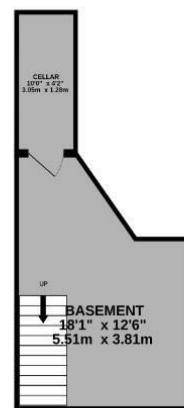
KEY FEATURES





BASEMENT

GROUND FLOOR



TOTAL FLOOR AREA: 498sq ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers are advised to make their own arrangements to inspect the property before any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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