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BARTHOLOMEW  
VILLAS NW

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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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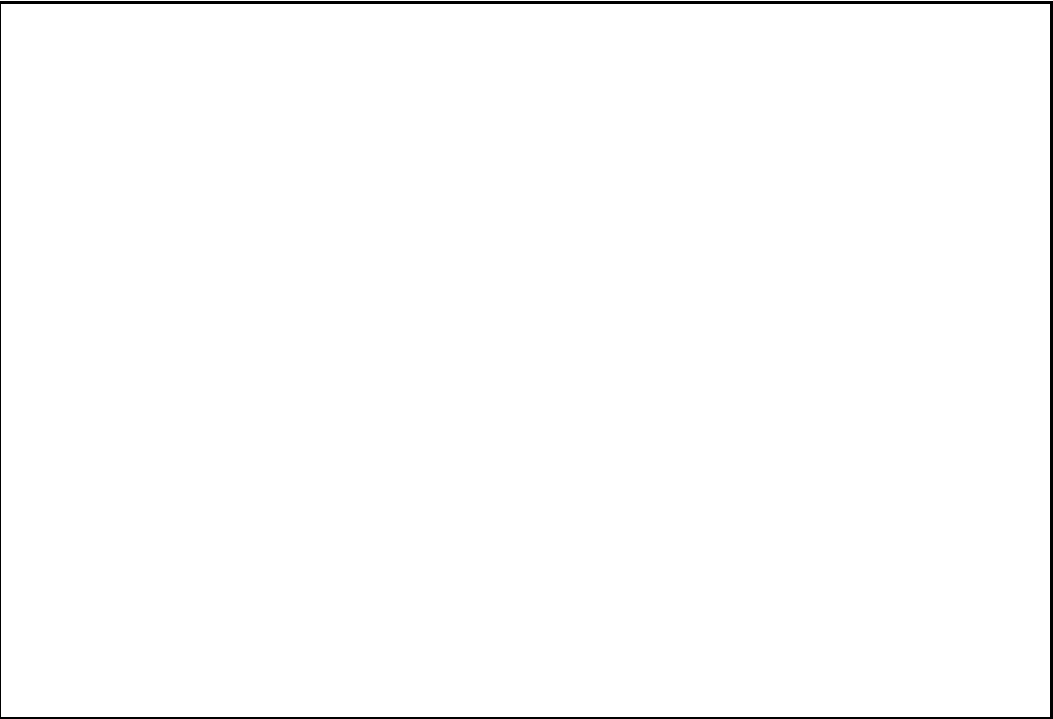


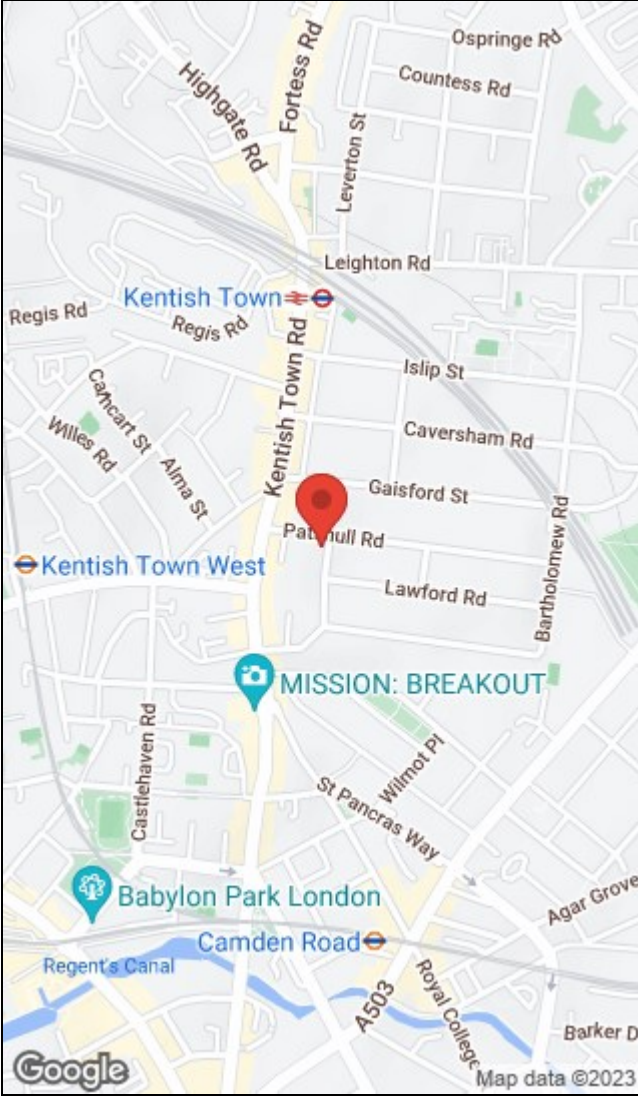
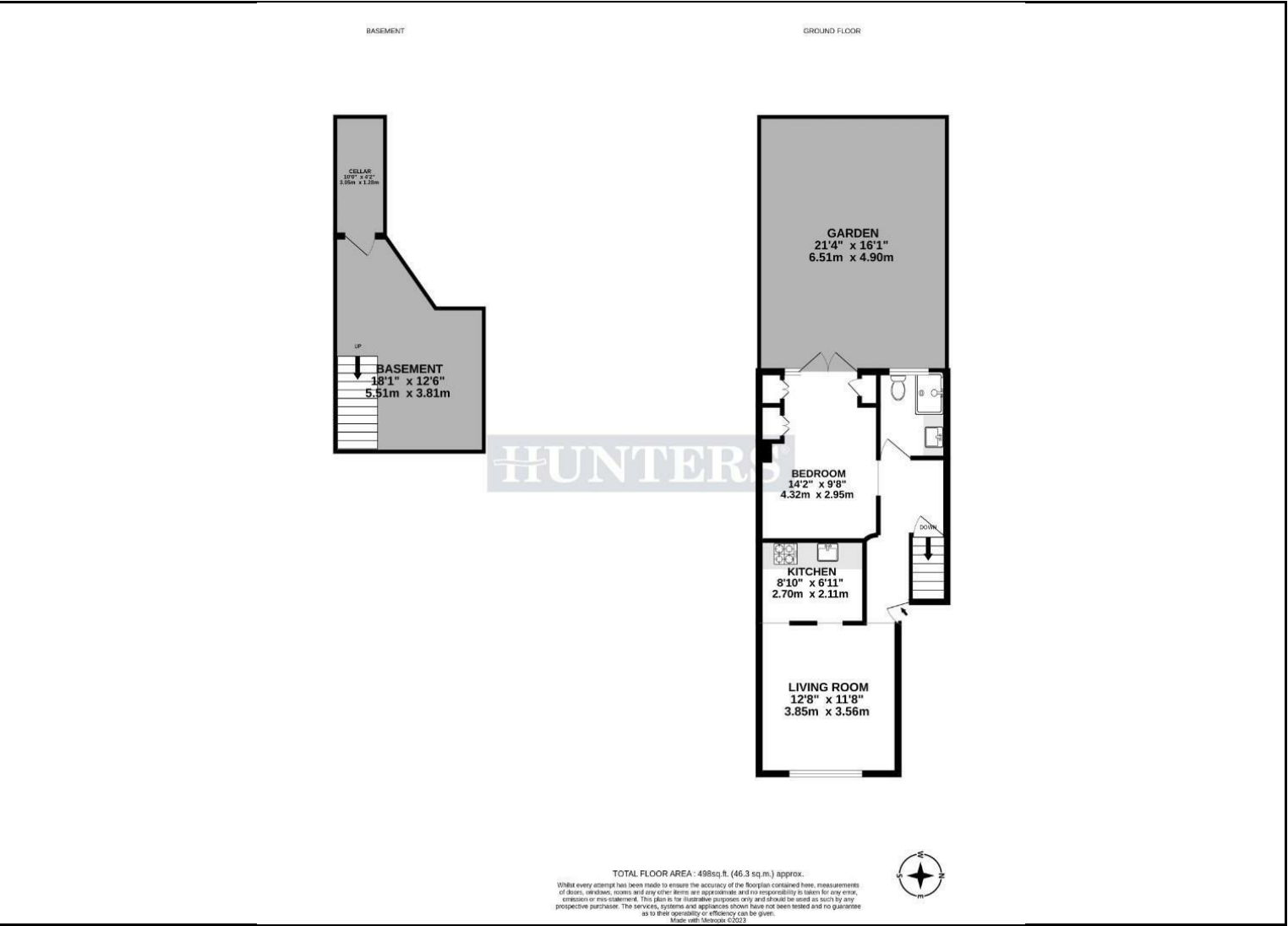
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## KEY FEATURES









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

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