

**FALKLAND ROAD NW5
£2,100,000 FREEHOLD**

A delightful period house arranged over four floors, with a southerly facing rear garden, set in a popular road off Lady Margaret Road.





The house is located on Falkland Road, set between Leverton Street and Lady Margaret Road, within close proximity of Kentish Town tube station (Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and restaurants. Parliament Hill Fields with Hampstead Heath beyond is walk away or by bus, as is the Camden Town area in the opposite direction, giving access to Camden market and the Regents Canal.

The house offers well-proportioned accommodation and comprises a reception room which connects through to a kitchen, with double doors and steps down to a conservatory, which has access to the rear garden, and a windowed cloakroom all on the ground floor. Stairs then lead up the first floor where there is a super drawing room with access to a room that used as a library/study. Stairs continue up to the second floor where there are 2 bedrooms and a bathroom, with stairs leading up to the top floor where there is a further bedroom with an ensuite windowed bathroom with a bath and separate shower cubicle. The house also has a cellar.

Parking: We have been advised by the owners in street requiring a permit from Camden Council

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, G Network, Hyperoptic, Virgin Media.

Construction Type: We have been advised by the owners brick/slatted roof

Heating: Gas central

Council Tax: London Borough of Camden - Council Tax Band: G (£3,510.60 for 2025/26)







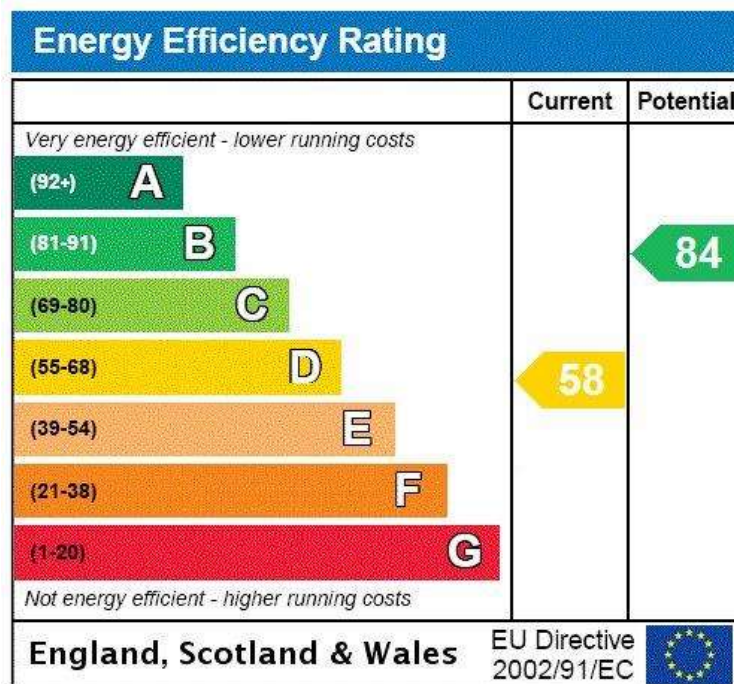






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

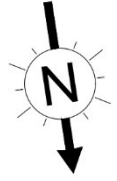



Falkland Road, NW5 2PX

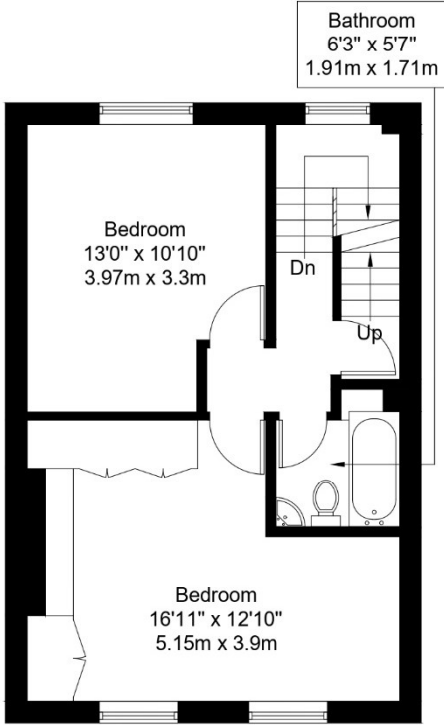
Approx Gross Internal Area = 188.9 sq m / 2033 sq ft

Restricted head height / Cellar = 27.6 sq m / 297 sq ft

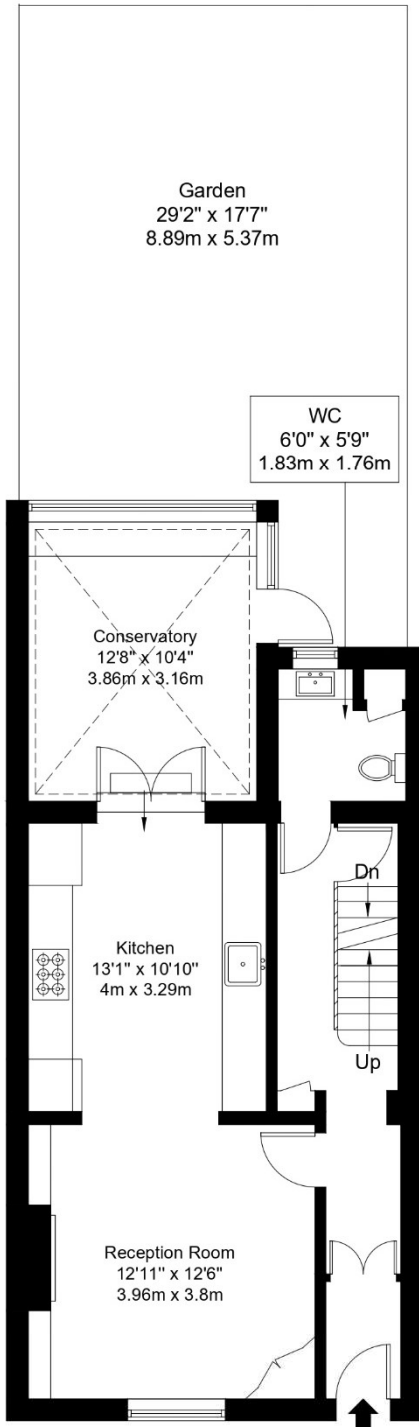
Total = 216.5 sq m / 2330 sq ft



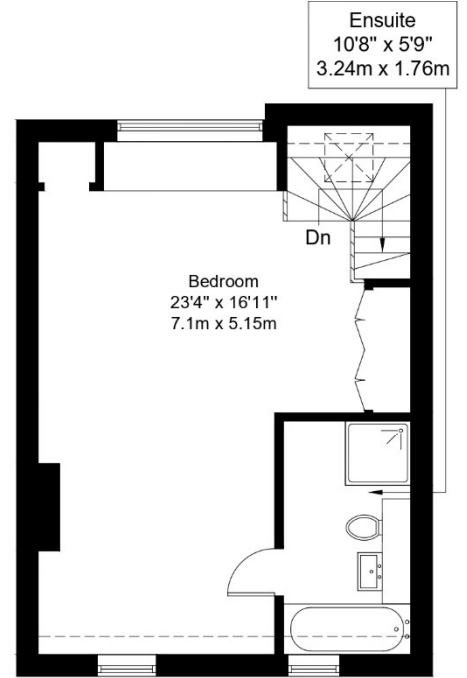
 = Reduced headroom below 1.5m / 5'0"



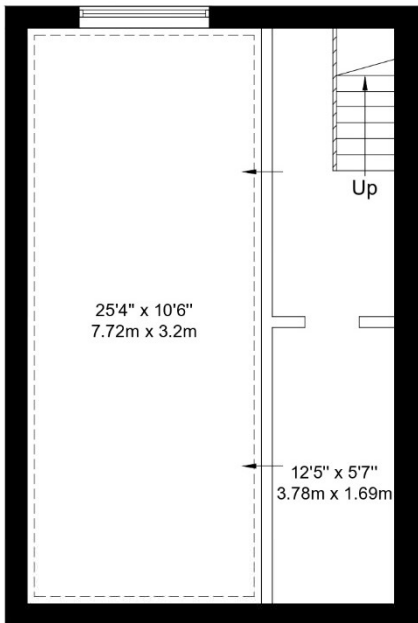
Second Floor



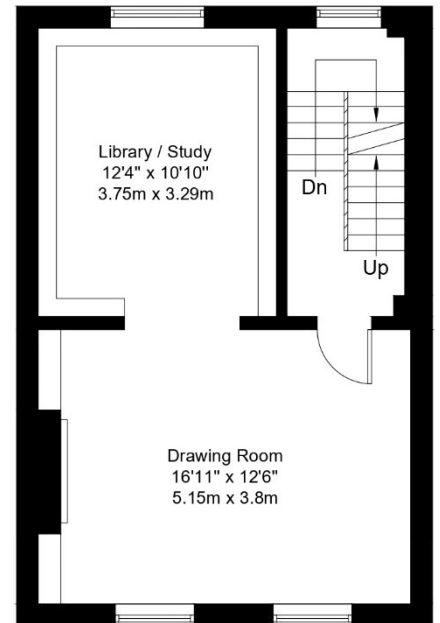
Ground Floor



Third Floor



Cellar



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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