



Herbert Street, Kentish Town NW5

Recently Sold | Freehold | Offers In Excess Of £1,550,000 | 4 Bedroom House

An exquisite newly constructed four bedroom detached house quietly tucked away behind private gates on Herbert Street, NW5. With a vast open-plan and zoned living-room encompassing a relaxing sitting area, dining area, luxury kitchen and kitchen island/diner, this is the perfect property for entertaining and impressing friends and family in style. Further accommodation comprises four double bedrooms (two with en-suites), family bathroom, additional WC, utility room, patio area and a wonderful courtyard garden. Ideally placed for access to local shops on Malden Road, Queen's Crescent twice weekly market along with excellent shopping and transport links at Kentish Town, South End Green, Belsize Park and Chalk Farm. A very centrally placed home which is also within reach of both Parliament Hill Fields and Hampstead Heath.



House



4 Bedrooms



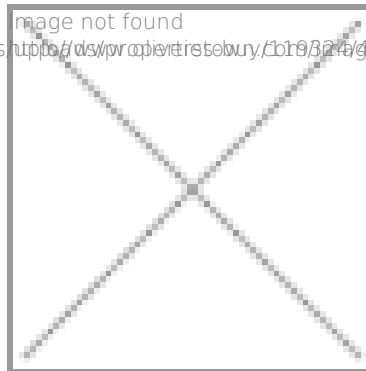
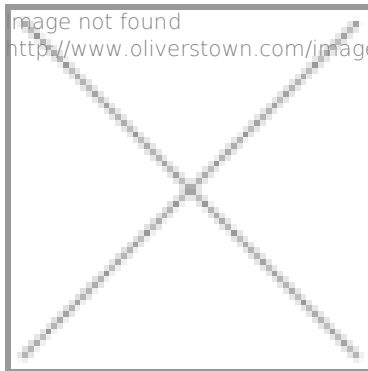
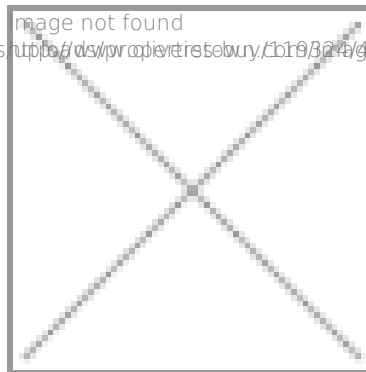
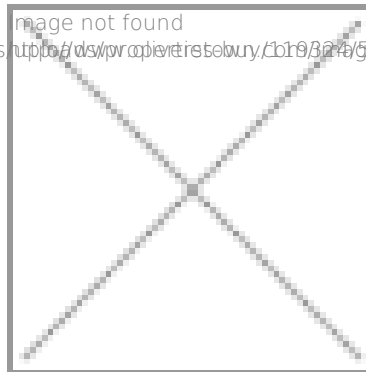
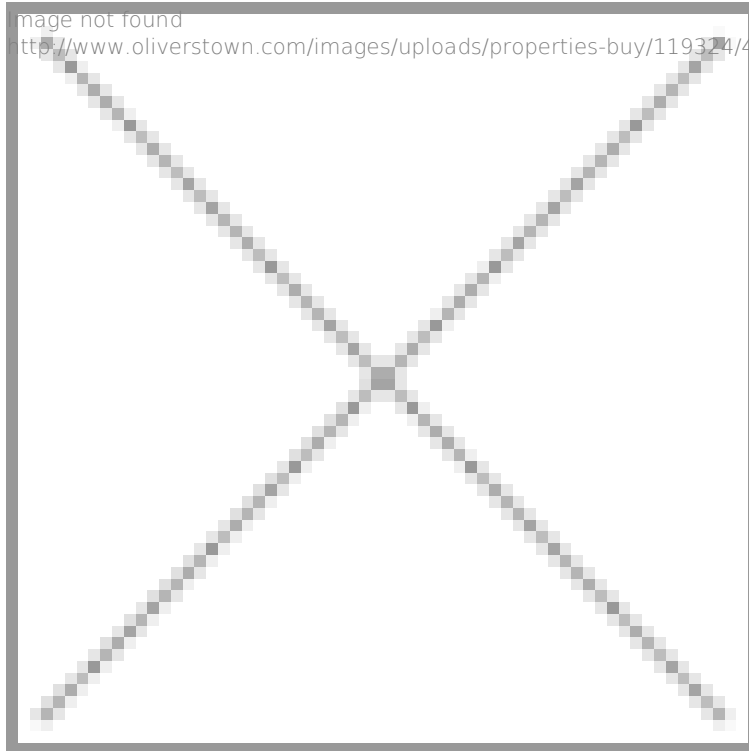
1 Reception Room



3 Bathrooms



Garden





Ground Floor



First Floor

Herbert Street NW5

Gross Internal Floor Area 1736 sqft 161.2 sqm (Excludes Outbuilding)

Herbert Street, Kentish Town NW5

Recently Sold Offers In Excess Of £1,550,000 - 4 Bedroom House



Energy Performance Certificate



Dwelling type: Detached house
 Date of assessment: 16 February 2015
 Date of certificate: 16 February 2015
 Type of assessment: SAP, new dwelling

Use this document to:

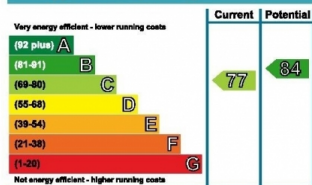
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,325**

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 276 over 3 years | £ 276 over 3 years | Not applicable |
| Heating | £ 1,764 over 3 years | £ 1,764 over 3 years | |
| Hot Water | £ 285 over 3 years | £ 285 over 3 years | |
| Totals | £ 2,325 | £ 2,325 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 795 |

Disclaimer

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. All photographs, measurements, floor plans and distances referred to are given as a guide only. The copyright of all details, photographs and floor plans remain exclusive to Oliver's.



Oliver's Kentish Town

189 Kentish Town Rd
 London
 NW5 2JU
 +44 (0) 20 7284 1222 | hello@oliverstown.com

Monday - Thursday: 9am - 7pm
 Friday: 9am - 6pm
 Saturday: 9.30am - 5pm