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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



55 HOLMES ROAD
KENTISH TOWN
LONDON, NW5

LEASEHOLD 999 YEARS
ASKING PRICE £4,450,000
SUBJECT TO CONTRACT

55 Holmes Road is a newly constructed and interior designed development of 3 apartments built on top of an existing modern building which have been carefully designed to offer spacious living accommodation, generous outside space (including private terraces and balconies) in the heart of Kentish Town.

This breath taking duplex penthouse apartment offers 3,302 sq foot / 306 sq metre with 360 degree views over London, four double en-suite bedrooms and one beautiful reception/entertaining room on the seventh floor. The property is underfloor heated & air conditioned throughout.

This unique address benefits from a discreet and secure entrance with lift access to all floors and underground parking available by separate negotiation.

Holmes Road is situated off the eclectic mix of shops and amenities of Kentish Town Road and within close proximity to Kentish Town Station (Thameslink).

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ACCOMMODATION

- Entire Floor of Open Plan Kitchen & Living Space
- 4 Double Bedrooms
- 4 Bathrooms
- Study

AMENITIES

- Passenger Lift
- Air conditioning
- Underfloor Heating

COUNCIL TAX

Camden (Band H)

EPC RATING:

B

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

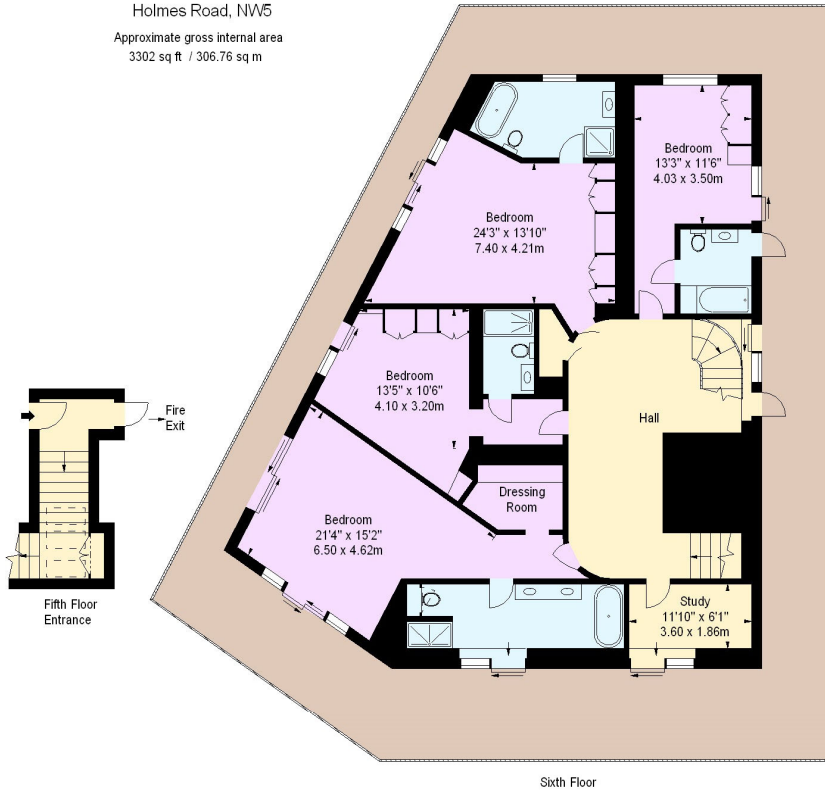
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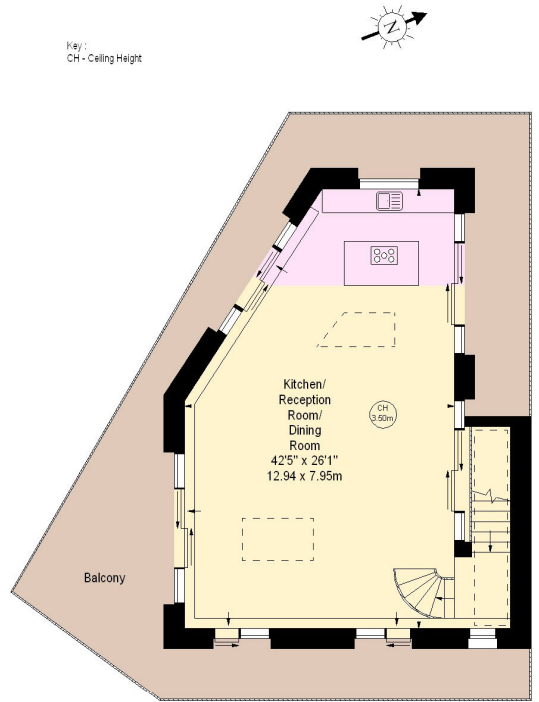
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Holmes Road, NW5
Approximate gross internal area
3302 sq ft / 306.76 sq m



Sixth Floor



Seventh Floor

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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