

# Hamptons

INTERNATIONAL



**Leighton Road, London, NW5**

4  2  1 

**£1,300,000**

(£1,300,000)

## Property details

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### Key features

- **Corner Plot**
- **Rare Opportunity**
- **Development Potential**
- **Garage Parking**
- **Private Gardens**
- **Period Features**
- **Three Floors**
- **Prime Location**
- **Family Home**
- **Kentish Town**

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## Description

A rare opportunity to acquire an End of Terrace period residence occupying a prominent corner plot on one of Kentish Town's most desirable residential roads. Held within the same ownership for many years, this substantial home now offers an incoming purchaser the chance to create a remarkable family residence in a location where opportunities of this nature seldom come to market. Extending to approximately 1,772 sq ft, the property currently provides flexible accommodation arranged over three floors, together with a private rear garden, front garden, off-street parking and an integral garage. Requiring comprehensive modernisation throughout, the house presents enormous scope to refurbish, remodel and potentially extend, subject to the necessary consents. What makes this home particularly special is not simply its size but the opportunity it presents. In an area dominated by terraced houses and converted apartments, End of Terrace homes with private gardens, parking and further potential are exceptionally scarce. Leighton Road is perfectly positioned for the vibrant lifestyle that Kentish Town is renowned for. Residents enjoy easy access to the independent cafés, restaurants and boutiques of Fortess Road and Kentish Town Road, whilst the open green spaces of Hampstead Heath and Parliament Hill are within easy reach. Excellent transport connections are provided by Kentish Town Underground. Families are equally well served by a number of highly regarded schools in the area. Situation Leighton Road is perfectly positioned for the vibrant lifestyle that Kentish Town is renowned for. Residents enjoy easy access to the independent cafés, restaurants and boutiques of Fortess Road and Kentish Town Road, whilst the open green spaces of Hampstead Heath and Parliament Hill are within easy reach. Excellent transport connections are provided by Kentish Town Underground. Families are equally well served by a number of highly regarded schools in the area. Property Ref Number: HAM-65628

















# Floor plan

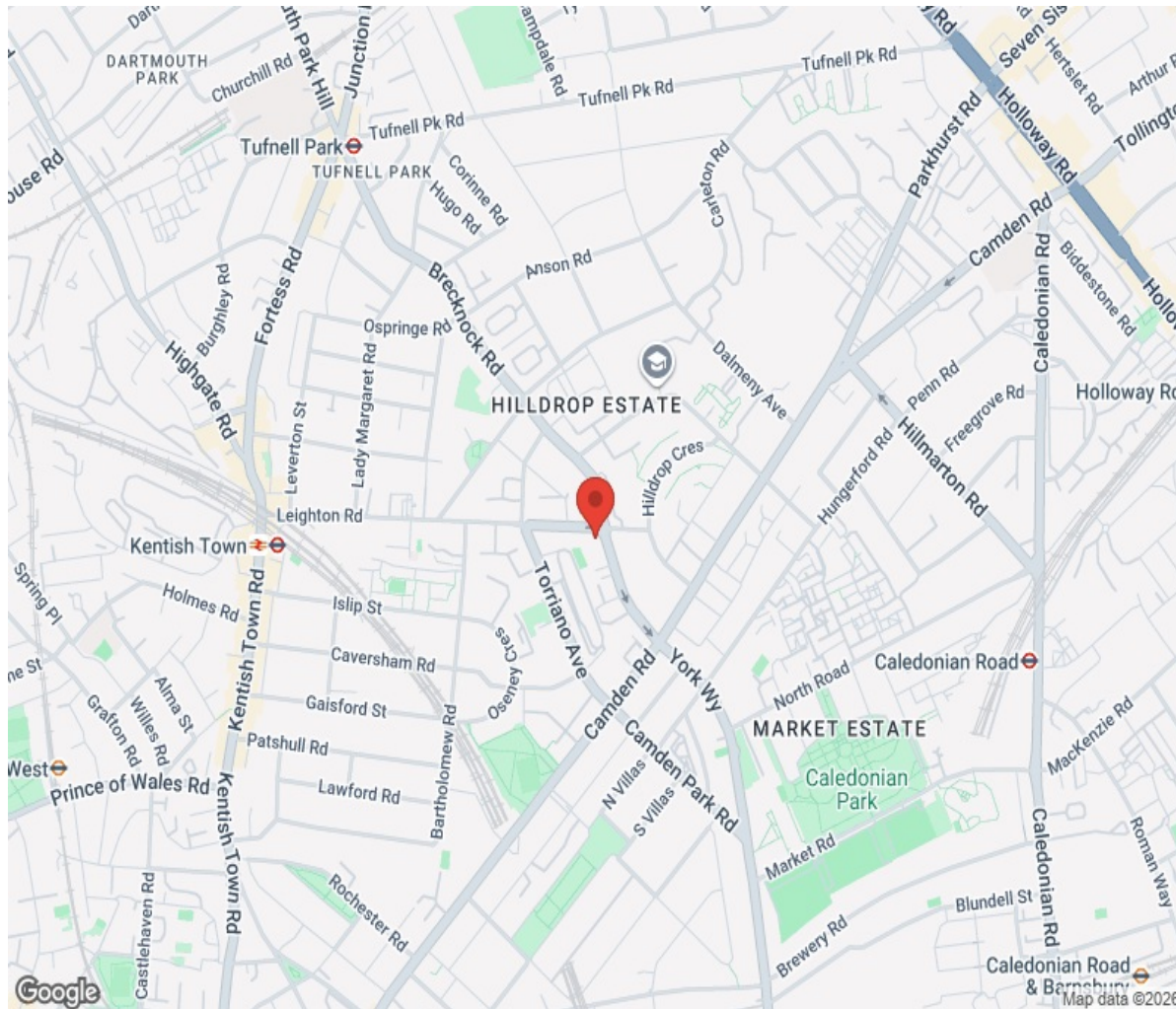
## APPROXIMATE GROSS INTERNAL AREA

Approximate Gross Internal Area  
Lower Ground floor = 612 sq. ft. (56.9 sq. m.)  
Ground floor = 590 sq. ft. (54.8 sq. m.)  
First floor = 433 sq. ft. (40.2 sq. m.)  
Garage = 137 sq. ft. (12.7 sq. m.)  
Total = 1772 sq. ft. (164.6 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and volumes carefully before making any decisions about your purchase.

# Location



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