



**Burghley Road, NW5**  
**£2,200,000**

**Dexters**



## Burghley Road, NW5

An impressive five bedroom Victorian house with a separate self-contained flat, located on one of the area's most sought after roads. Full of character and charm, the property would make an ideal home for a growing family.

The ground floor retains its original configuration, featuring a double reception room at the front, a convenient WC off the hallway, and a spacious rear kitchen with underfloor heating that opens onto a beautifully landscaped garden.

On the first floor are two generously sized bedrooms, with the principal bedroom benefiting from an en suite with underfloor heating. All the original sash windows have been upgraded to double glazing, allowing plenty of natural light throughout. This floor also includes a family bathroom and a separate WC.

The second floor offers two large rooms (one currently used as a kitchen) with built-in storage. On the third floor, within the eaves, is another large bedroom enhanced by skylights that flood the space with natural light.

Burghley Road is close to numerous schools, Hampstead Heath and the shops, cafés and restaurants on Fortess Road. There are excellent transport links locally such as Tufnell Park tube, Gospel Oak and the Thameslink.

### Features

- Freehold
- Great Condition
- Self Contained Flat
- Certificate of Soundproofing
- Close to the Heath
- Open Plan Kitchen/Diner







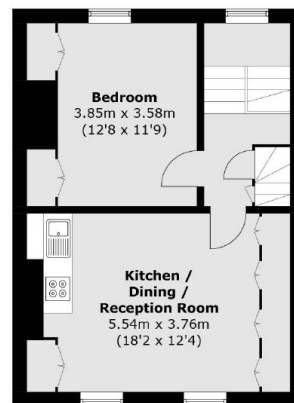
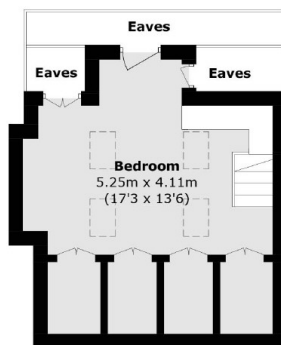






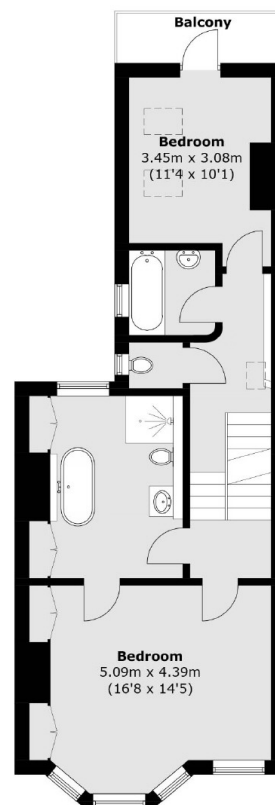
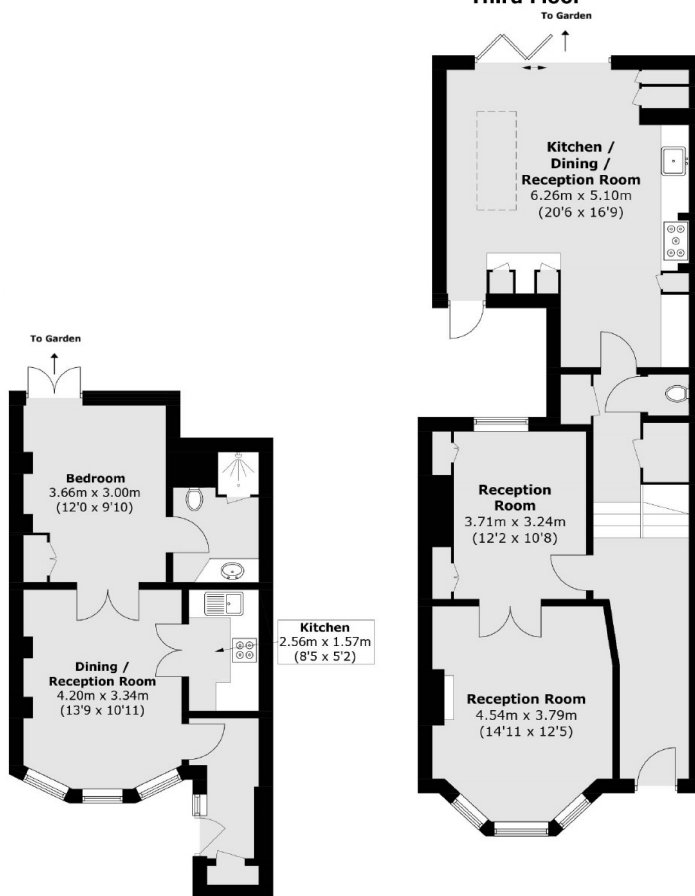


# Burghley Road, London, NW5



**Third Floor**

**Second Floor**



**Lower Ground Floor**

**Ground Floor**

**First Floor**

Total area (approx.): 243.4 sq. m (2,619.8 sq. ft)  
Balcony: 3.3 sq. m (35.5 sq. ft)  
(Excluding Eaves)

## Dexters

Dartmouth Park & Tufnell Park  
64 Chetwynd Road  
Dartmouth Park  
London  
Sales  
020 7284 0101

Energy Rating: TBC. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

dexters.co.uk