

**£475,000**

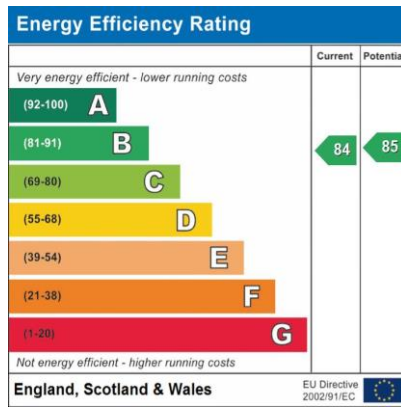
## **Simone House, Holmes Road, London, NW5**



- Convenient Location
- Short Walk From Hampstead
- Heat
- Modern
- Bright
- Spacious

We are pleased to present this spacious 2 double bed roomed property in a sought after modern purpose built building with lift, in an excellent location being on a quiet street close to Kentish Town with all the amenities of a bustling high street and of course the Northern line.

# Simone House, Holmes Road, London, NW5



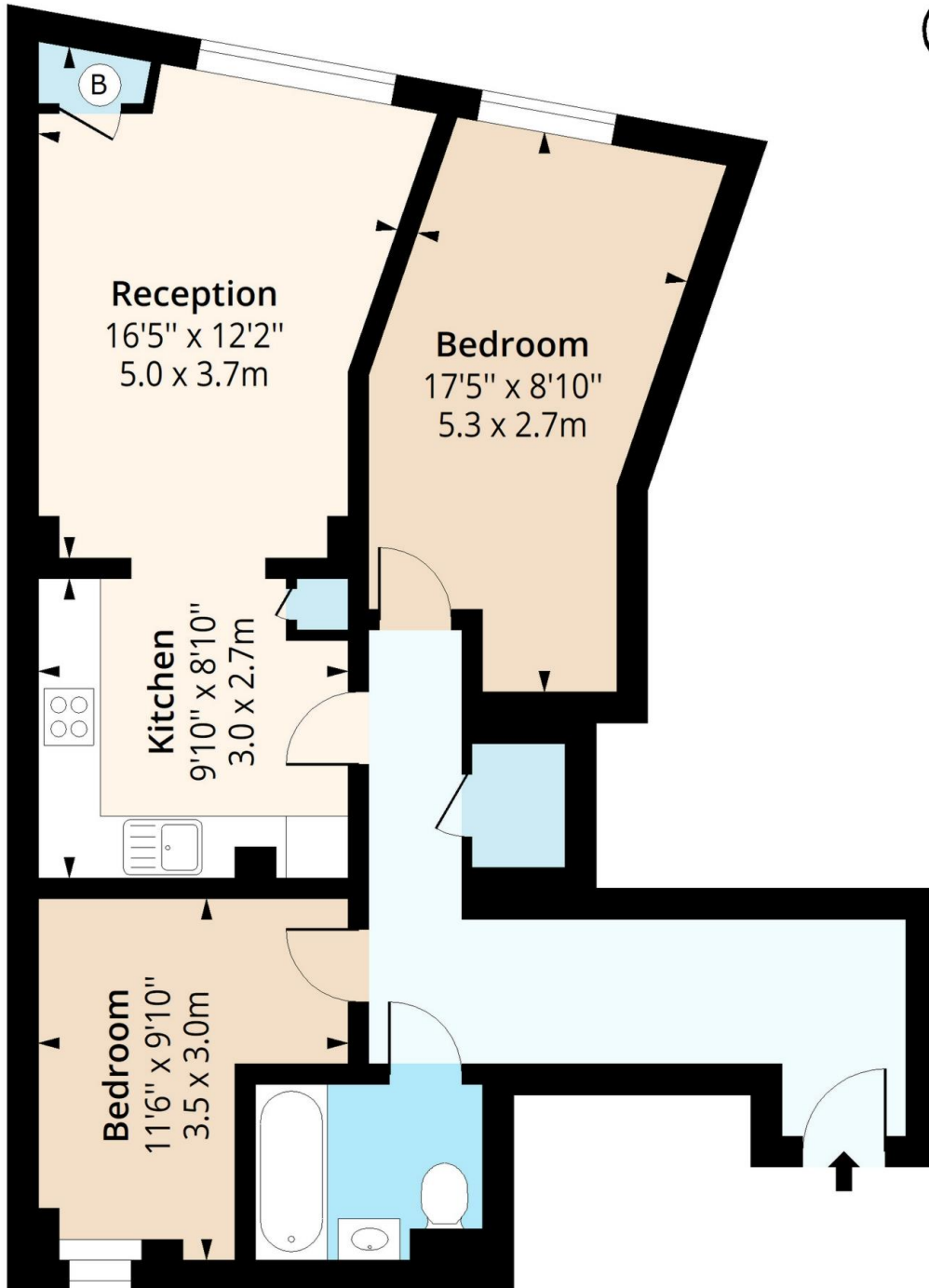
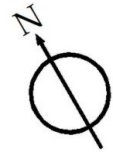






# Simone House, NW5

Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M



## First Floor

Floor Area 690 Sq Ft - 64.10 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/2/2024

**Directions**

**Location**



**VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE**

161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: info@rochesterplace.co.uk W: www.rochesterplace.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.