

# hotblack desiato

ESTATE AGENTS

ROCHESTER ROAD, NW1 9JH

£2,100,000



A wonderful 4 bedroom / 2 bathroom family home of enviable proportions and featuring a rear garden of almost 100 ft ( 30+ mtrs). The house would benefit from updating and offers potential to extend subject to obtaining planning permission. Camden rail and tube stations are only a short walk away. The house is within the limited catchment area for Camden School For Girls.

- Four bedrooms
- Two bathrooms
- Double drawing rooms
- Dining/family room
- Large kitchen
- Study
- Utility room
- Rear garden
- Freehold
- Council Tax: £2,987 (Band G)
- Approx. Sq Ft: 2,316
- Rental Estimate: £ TBC



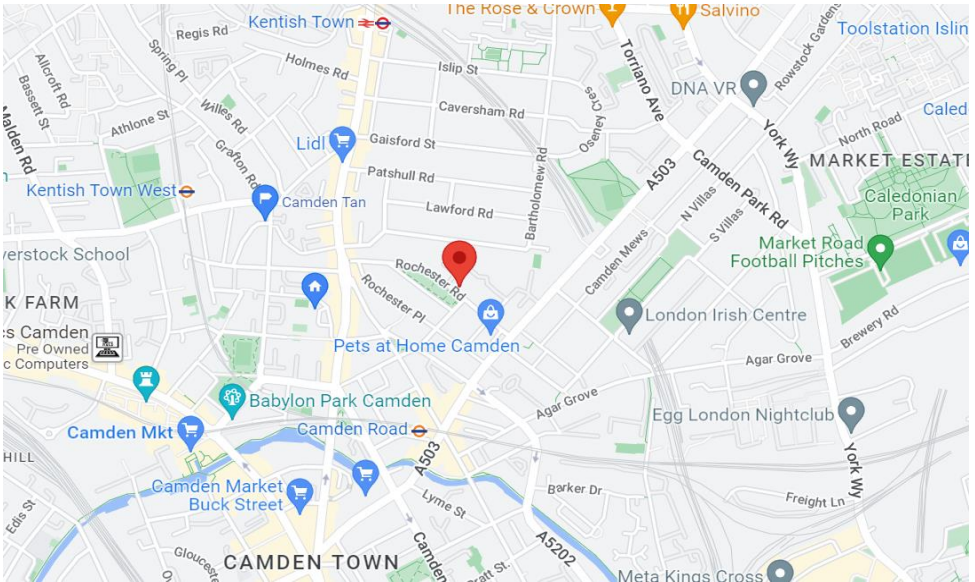


APPROX. GROSS INTERNAL AREA FLOOR 2316 sq. ft / 215.17 sq. m (Including Restricted Height Area)  
APPROX. GROSS INTERNAL AREA FLOOR 2292 sq. ft / 212.96 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



## TRANSPORT LINKS

Camden Town (Northern line) is approximately 10 minutes walk away.  
 Kentish Town (Northern line) is approximately 10 minutes walk away.  
 There are numerous bus routes close by, giving access to the City and West End.

**Islington Office**  
 314 Upper Street  
 London N1 2XQ

T 020 7226 0160  
 E Islington.sales@hotmailblack.co.uk  
 E Islington.lettings@hotmailblack.co.uk

**Camden Office**  
 67 Parkway  
 London NW1 7PP

T 020 7482 2894  
 E Camden.sales@hotmailblack.co.uk  
 E Camden.lettings@hotmailblack.co.uk

**Highbury Office**  
 2 Highbury Park  
 London N5 2AB

T 020 7288 9696  
 E Highbury.sales@hotmailblack.co.uk  
 E Highbury.lettings@hotmailblack.co.uk



[WWW.HOTBLACKDESIATO.CO.UK](http://WWW.HOTBLACKDESIATO.CO.UK)

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