

# This week... Kentish Town

Buzzy, well-connected and full of Victorian homes, this fashionable north London district is popular with trendy arty types, **Andrea Dean** takes a tour



Trendy: A living area in The Maple Building

## KENTISH TOWN'S VITAL STATISTICS

**Council tax:** (Band D) £1,359.38  
**Commuting time to Zone 1:** 7 minutes  
**Annual Travelcard:** £1,226  
**Amenities:** ★★★★★

Independent food shops and chains; Owl Bookshop; twice-weekly Queen's Crescent market; many bars and gastro-pubs; Lion & Unicorn fringe theatre above a pub; several galleries; Pizza East, Dirty Burger, Chicken Shop, Malacca, Joe's Southern Kitchen & Bar; new cinema and arts centre opens next year

**Health:** Watney Park Schools  
**Local:** Edith Bowman and Michael Palin

Many good and outstanding

primaries; places at French school CFBL and secondary Camden School for Girls (Gerri Halliwell, Tamzin Greig and Emma Thompson are former pupils) are highly prized  
**Crimes:** ★★★★★  
Above average  
**Who lives there?** Arty and literary types, families, young professionals  
**Famous faces:** Jon Snow, Ed Milliband, Michael Palin and Edith Bowman live locally



Locals: Edith Bowman and Michael Palin

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### SETTING THE SCENE

**KENTISH TOWN** sits between Camden to the south and Highgate to the north, embracing elements of each while maintaining its own separate identity. It's lively, fashionable, has good schools, street after street of period homes and Hampstead Heath on the doorstep.

Having developed around the railways, its transport connections are unbeatable, with two stations and a choice of Northern Line, Thameslink and Overground services. Despite gentrification, it is down-to-earth and has a strong community spirit.

### WHAT'S NEW

THE Linton Group has launched The Maple Building, a collection of 57 one, two and three-bed apartments and penthouses set within an old furniture factory on Highgate Road. The 19th century red brick building has retained its facade, and the apartments are arranged over six floors, featuring open-plan kitchen/living/dining areas, high ceilings with large Crital windows, oak engineered flooring and tiled bathrooms with underfloor heating. Prices start from £325,000.



Well proportioned: Inside an apartment on Leighton Road



**Futurites:** Stylish townhouses at the Furlong Collection through Savills. Leighton Road, a two-minute walk from the Tube and Thameslink station, comprises nine two and three-bed maisonettes apartments kitted out with high-spec kitchens and bathrooms, fitted wardrobes in master bedrooms and underfloor heating. Four remain, priced from £325,000 to £1.1 million, through Hamptons International and Greene & Co.

The Furlong Collection is a gated scheme of two and three-bed townhouses. They're priced from £1.6 million to £1.75 million, through Hamptons International and Greene & Co. And Hargrave Place comprises a range of two-bed apartments, all with outside space, £620,000 and £625,000. Via Greene & Co and Foxtons.

### PROPERTY LADDER

**FIRST RUNG**  
£475,000  
Greene & Co, greene.co.uk  
This one-bed flat occupies the first floor of a period building. It has high ceilings, stripped wooden floors, and a modern kitchen.

### AVERAGE FOR KENTISH TOWN

The average property price for Kentish Town is £848,088 according to Zoopla.co.uk, which bases its figures on the average price paid over the past 12 months.

£895,000  
Solter Rex, solter-rex.co.uk



A large two-bed flat in a converted Victorian house. The private garden is accessed from both the master bedroom and kitchen/diner.



### LUXURY HOME

£2.1 million  
The Modern House, themodernhouse.com  
Set behind secure gates, this four-bed house features an open-plan reception/kitchen/dining room with a huge retractable skylight.

### SNOOPING AROUND



**Quaint:** Pastel-coloured houses on Leverton Street  
**THERE'S** a smattering of Georgian houses and lots of local authority stock, though Victorian properties predominate. They include steel-painted, flat-fronted terrace cottages in Leverton Street, family houses and spacious conversions around Patchull Road and

### RENT REPORT

'Kentish Town has a mix of tenants and increasing numbers of young professionals, often couples testing the area before they buy. Two-bed flats are the most sought-after and rents average: £450 a week,' says Ed Bloom of Greene & Co.



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