



## Grafton Road

London NW5 4BA

**£550,000**

A superb two-bedroom purpose built flat on the first floor of a smart modern residential development, ideally situated, in the heart of Kentish Town.

In excellent condition throughout, the apartment offers approximately 612 square feet of stylish accommodation and comprises: two bedrooms with a fully tiled luxury en-suite shower to the master bedroom, family bathroom, fantastic open-plan reception room incorporating a well-appointed modern kitchen with good quality integrated appliances. Further benefits include quality engineered wood flooring finished in light oak, underfloor heating and beautiful tall warehouse style double glazed windows and French doors to a private Juliet balcony.

Grafton Rd is conveniently situated within a short, level walk of Kentish Town Underground and Thameslink, Kentish Town West Overground, the Collège Français Bilingue de Londres in Holmes Rd and the splendid refurbished Victorian Prince of Wales Road swimming baths. The open space of Hampstead Heath and Primrose Hill are also within easy reach.

Lease Remaining - 114 years expires 2138

Service Charge - £2027pa

Ground Rent - £200pa

Council Tax - Band E -£2322pa

- Two bedroom apartment
- Superb open plan reception/kitchen
- Two luxury bathrooms en suite to master bedroom
- 612 square feet of accommodation
- Enormous communal decked area
- Underfloor heating
- Juliet balcony
- Excellent condition throughout
- Warehouse style double glazed windows
- First floor location

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



2



2



1



C

# Floor Plan

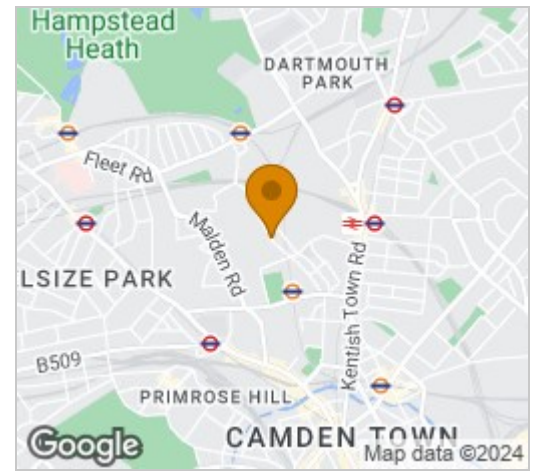
# Area Map

**Grafton Road, NW5**

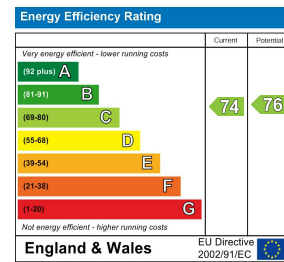
First Floor

**Approx Gross Internal Area 612 Sq Ft - 56.85 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No.37262  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.