



## 285 Grafton Road

Kentish Town, London, NW5 4BJ

£435,000

A very well presented two bedroom flat, forming part of a well-regarded Local authority block, ideally situated, within a short walk of Hampstead Heath and Gospel Oak, with the many shopping, transport and leisure amenities of Kentish Town also close at hand. Offering generously proportioned accommodation, arranged over the first floor with a pleasing west/east aspect, the property has been well maintained and is offered for sale in excellent decorative order. In particular, the very spacious reception opens onto a well-appointed kitchen, with oak work tops and integrated Neff appliances. A very pleasant south west-facing terrace overlooks gardens.

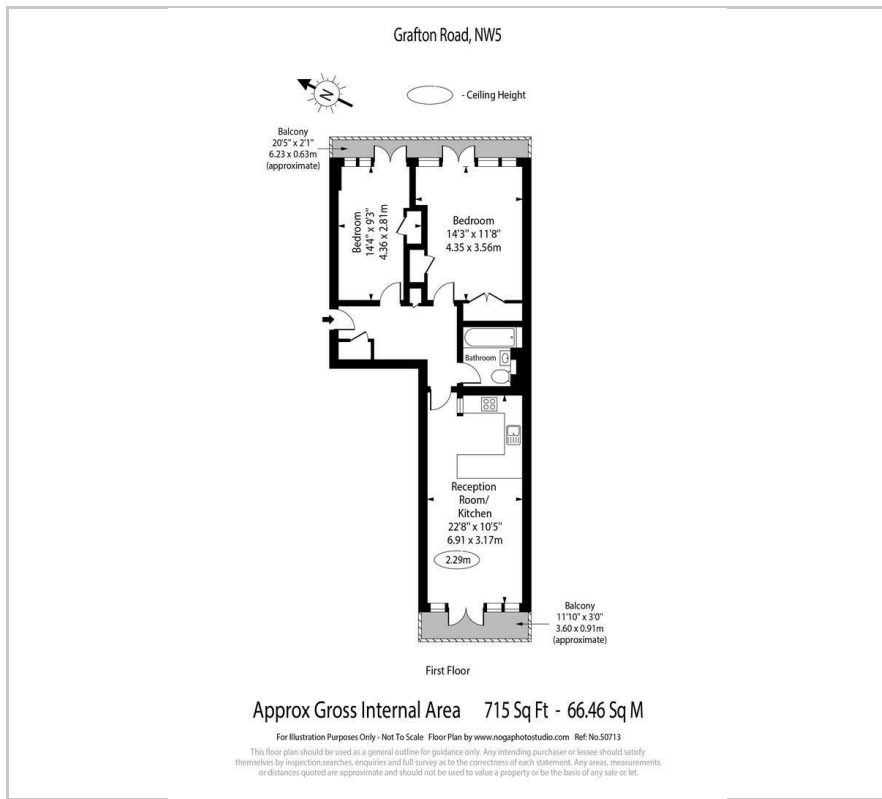
- First floor purpose built flat
- Two good double bedrooms
- Spacious reception
- Modern, well-appointed kitchen with oak work tops and Neff appliances
- modern bathroom
- Double glazing
- Communal heating system, individually metered
- West-facing terrace
- Convenient residential location
- Chain free sale

### Viewing

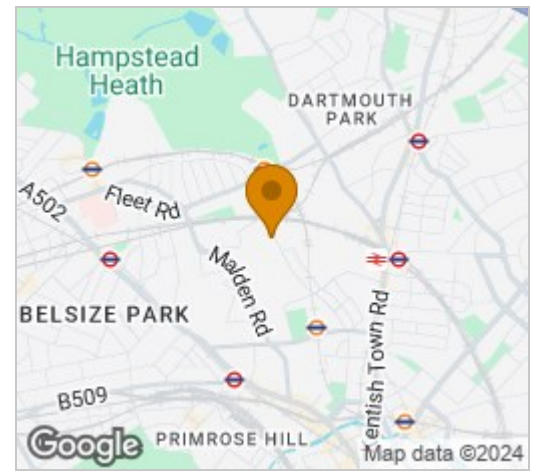
Please contact our Kentish Town Lettings Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



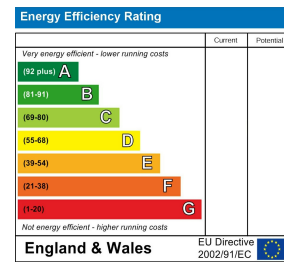
# Floor Plan



# Area Map



# Energy Efficiency Graph



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