

RANKIN x Kentish Town Penthouse

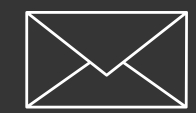


GRAFTON ROAD — NW5



Guide Price £2,300,000

A British icon. A creative powerhouse. A unique collaboration.



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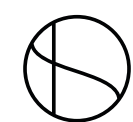


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GRAFTON ROAD — NW5

KITCHEN/DINING/RECEPTION



GRAFTON ROAD — NW5



Rankin x Kentish Town Penthouse. A Penthouse designed in collaboration with, and curated by world renowned photographer, film director and publisher, Rankin.

Positioned above the Kentish Town home of Rankin Studio, K.T.P is an authentic expression of Penthouse living.

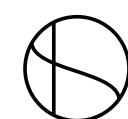
Direct lift access, two private terraces, floor to ceiling windows, far reaching views and a series of light filled, voluminous, open spaces.

Combining minimalist interiors with an industrial edge, K.T.P provides open plan spaces, and a large, southwest facing terrace.

Perfect for large-scale entertaining, and a great backdrop for a burgeoning art collection.

Located in the heart of Kentish Town, a London neighbourhood rich in history, culture and art.

Whether it's drinks at the Camden Town Brewery or live music at the Kentish Town Forum. Walking the wild open spaces of Hampstead Heath, or swimming at the Parliament Hill Lido, K.T.P has you covered.



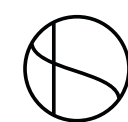
GRAFTON ROAD — NW5



PRINCIPAL BEDROOM



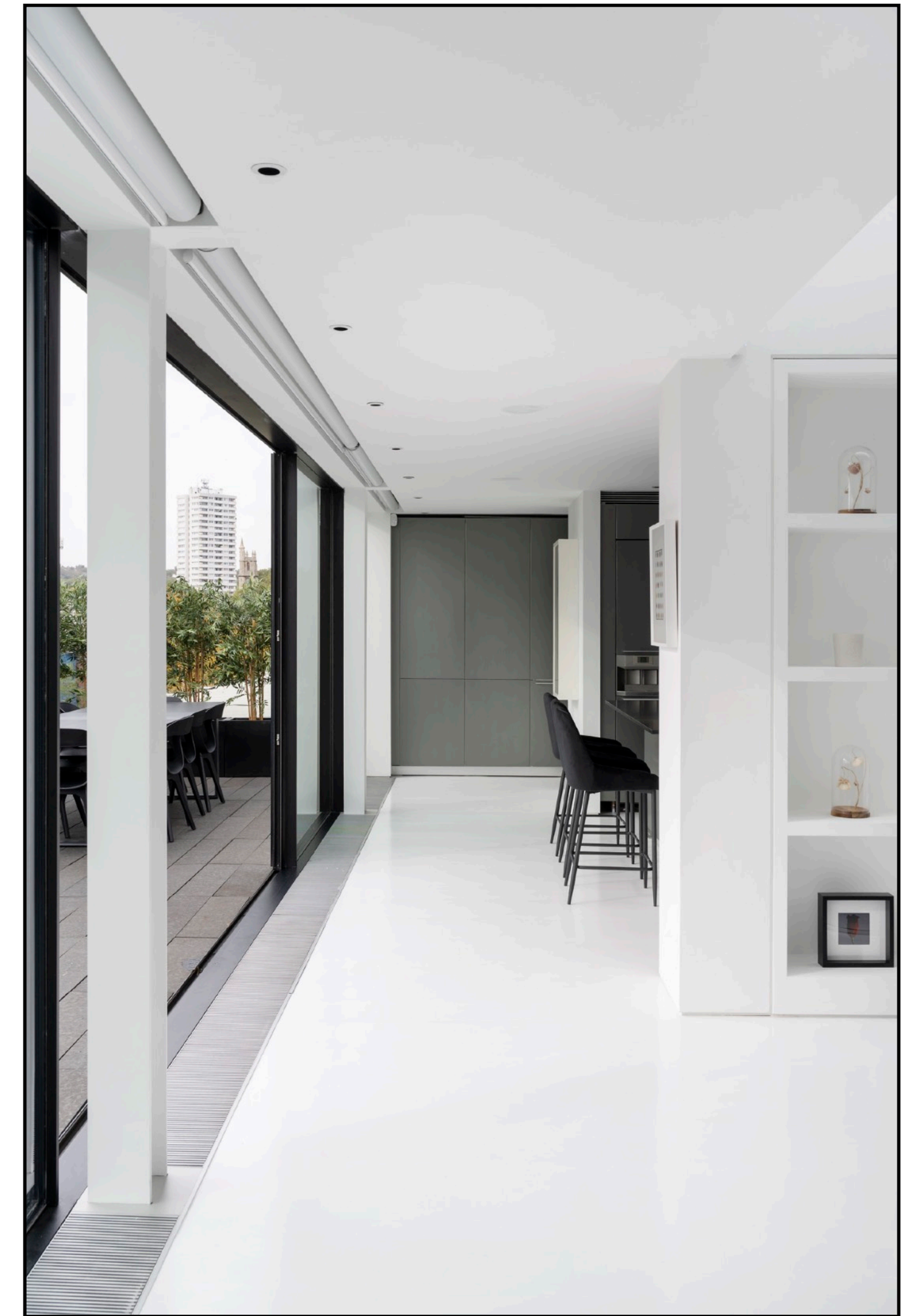
EN-SUITE BATHROOM



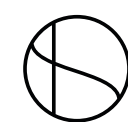
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KITCHEN



KITCHEN/TERRACE



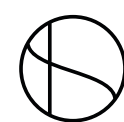
GRAFTON ROAD — NW5



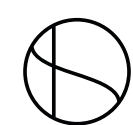
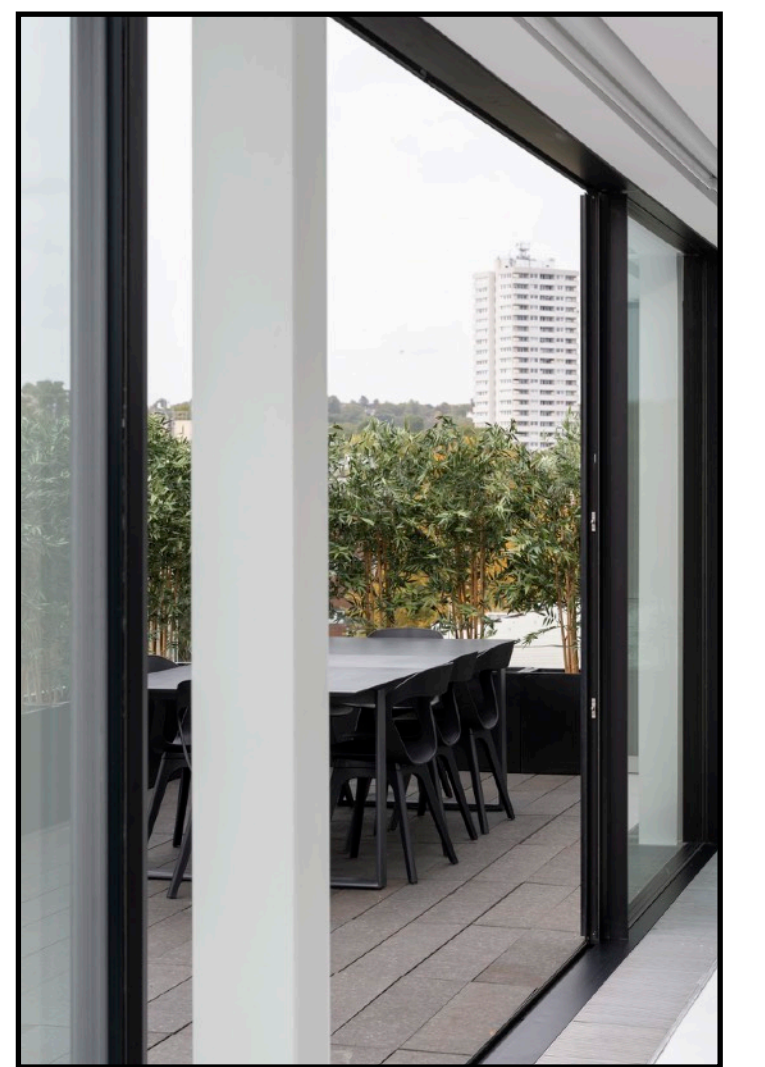
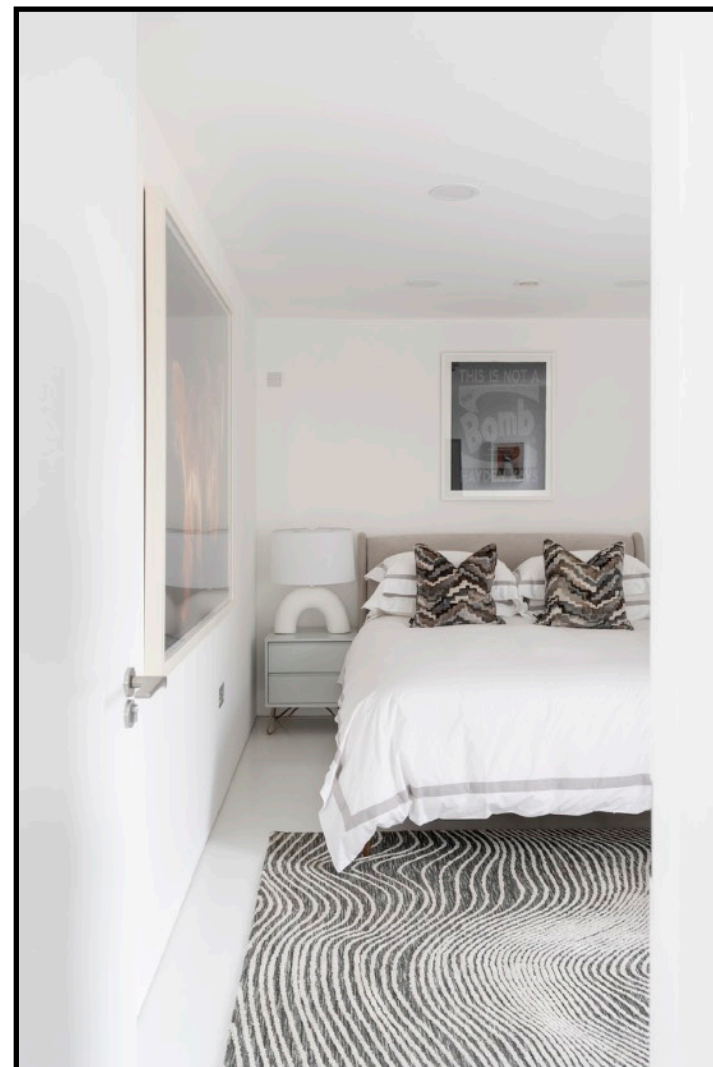
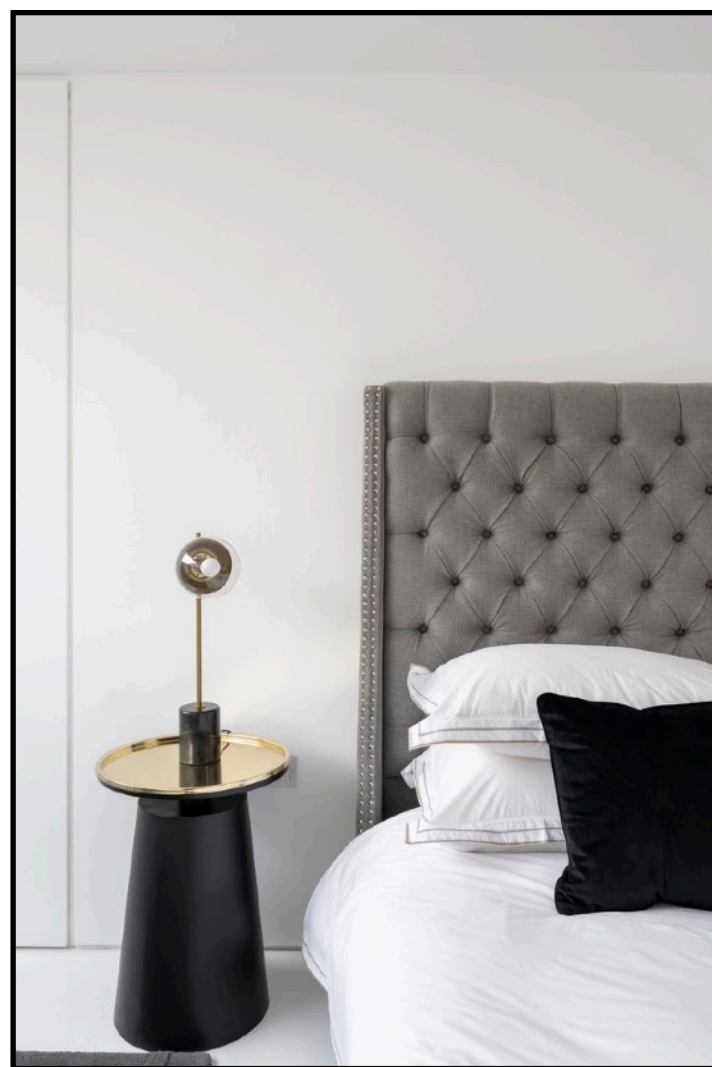
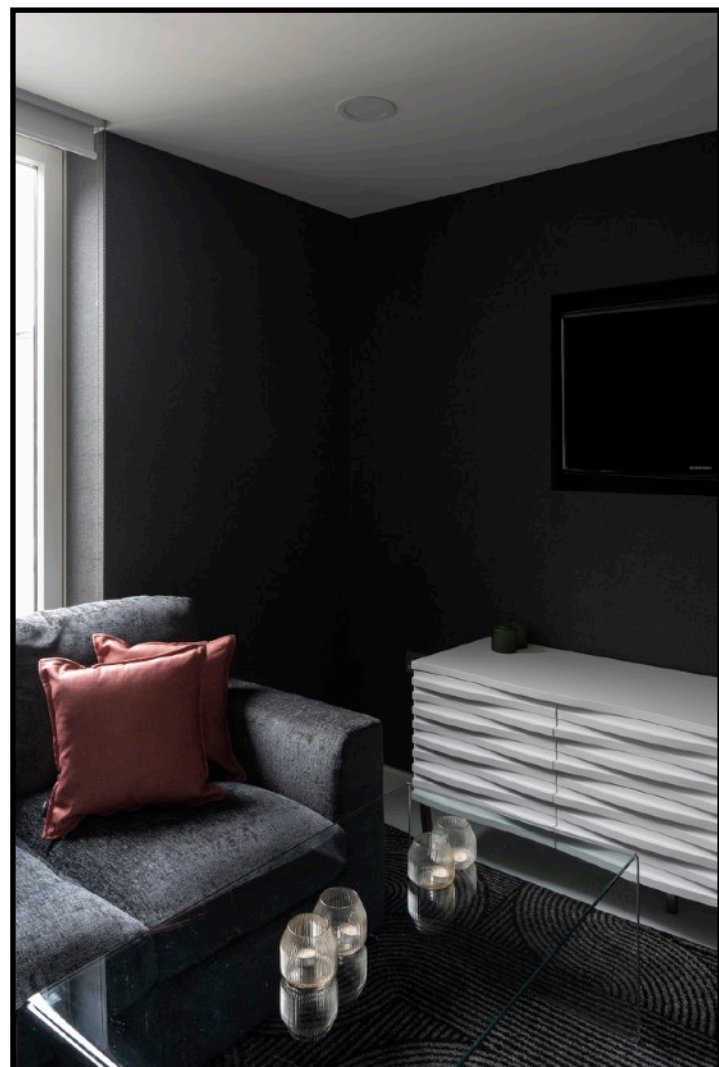
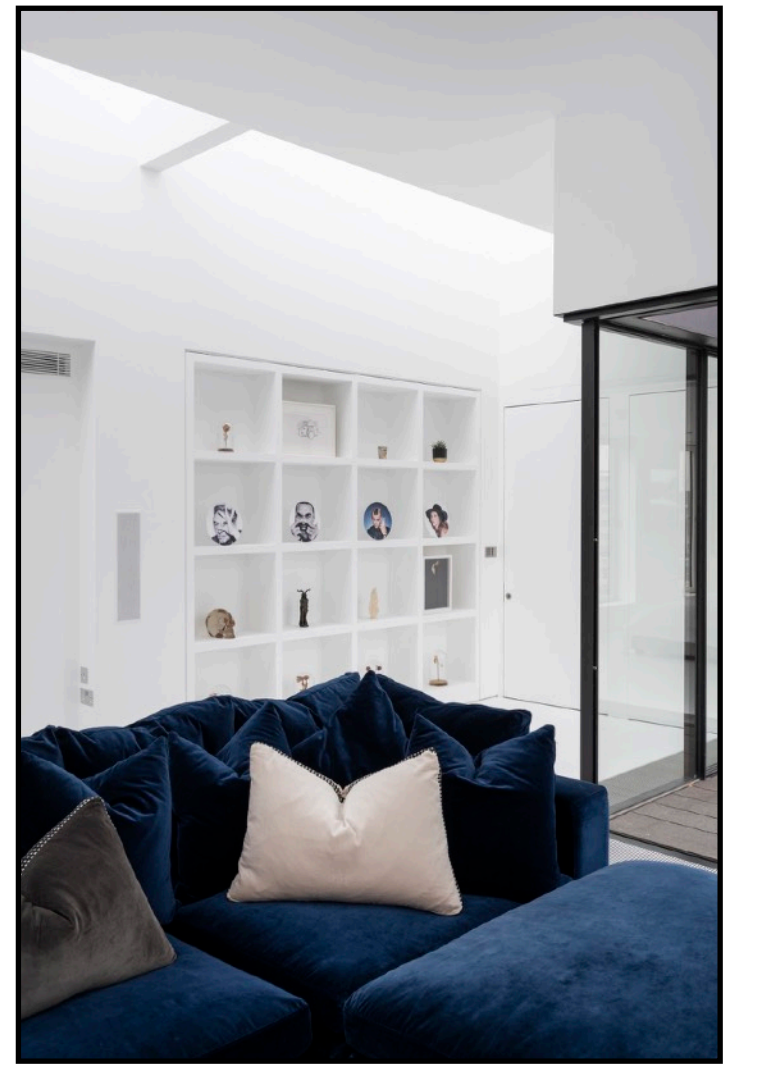
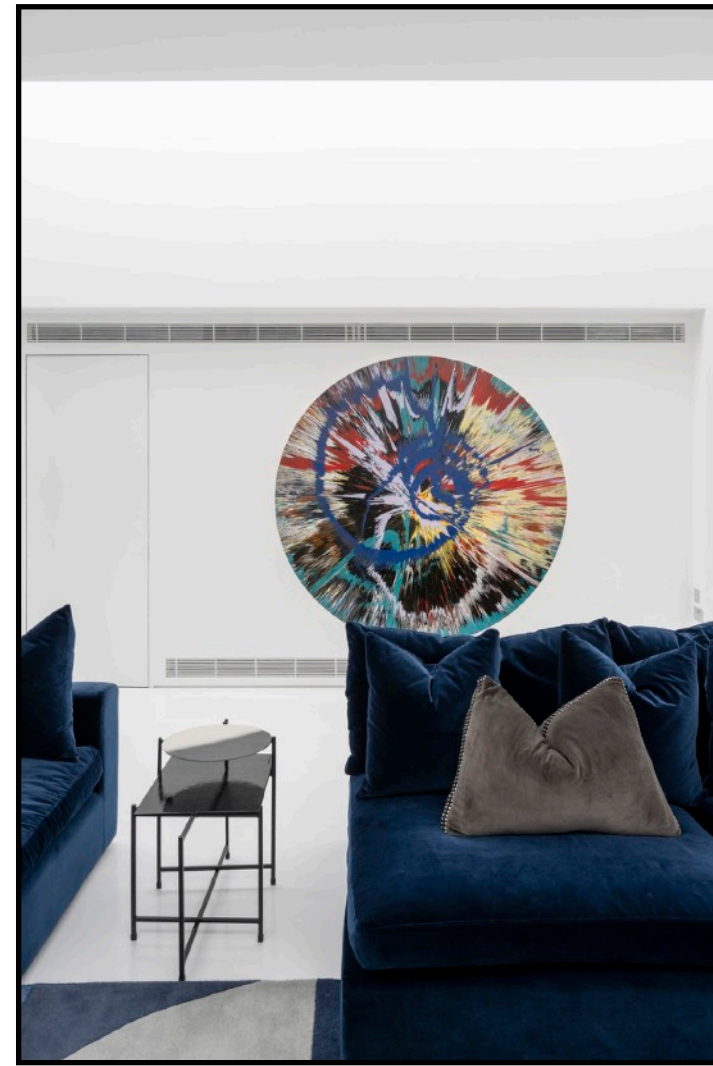
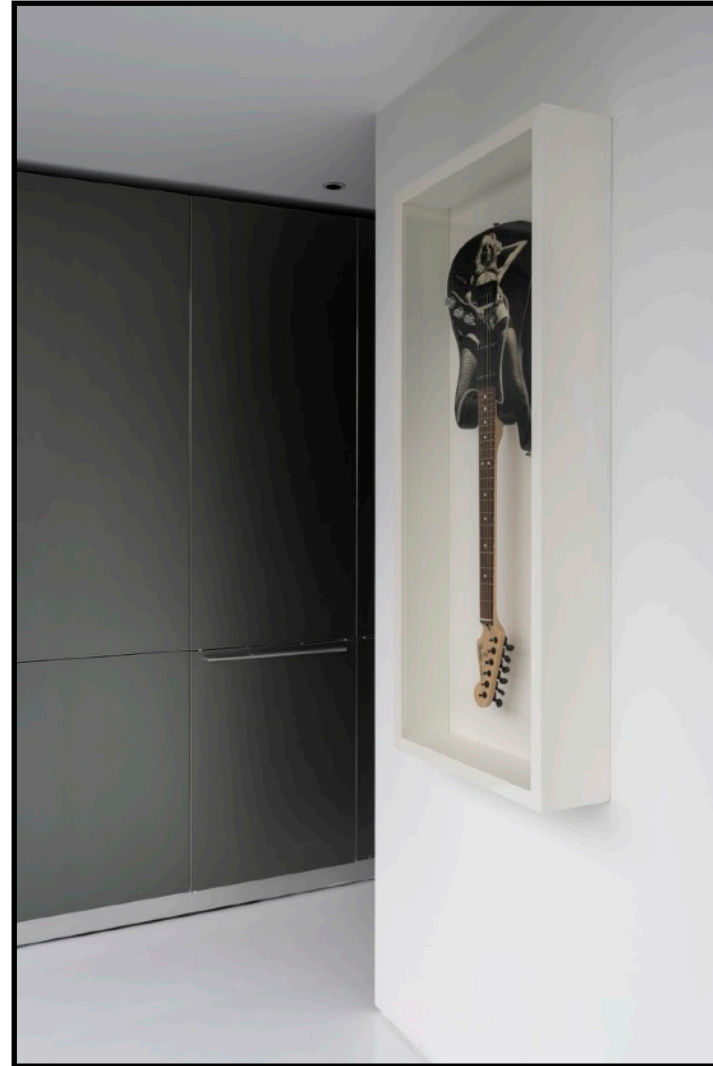
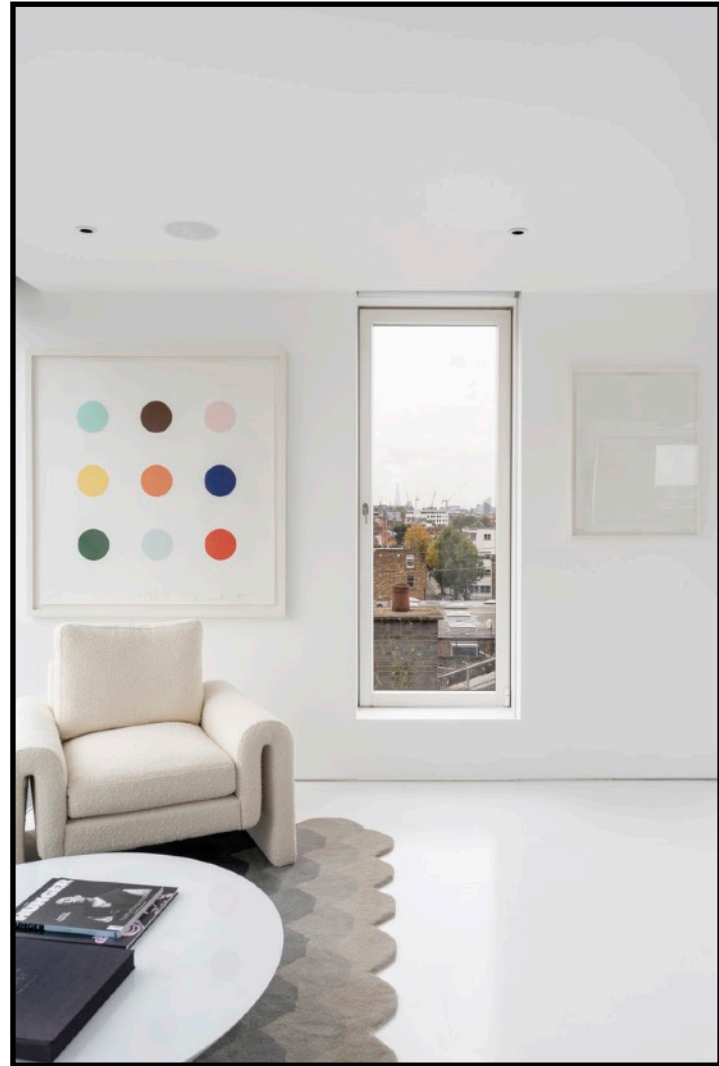
TERRACE



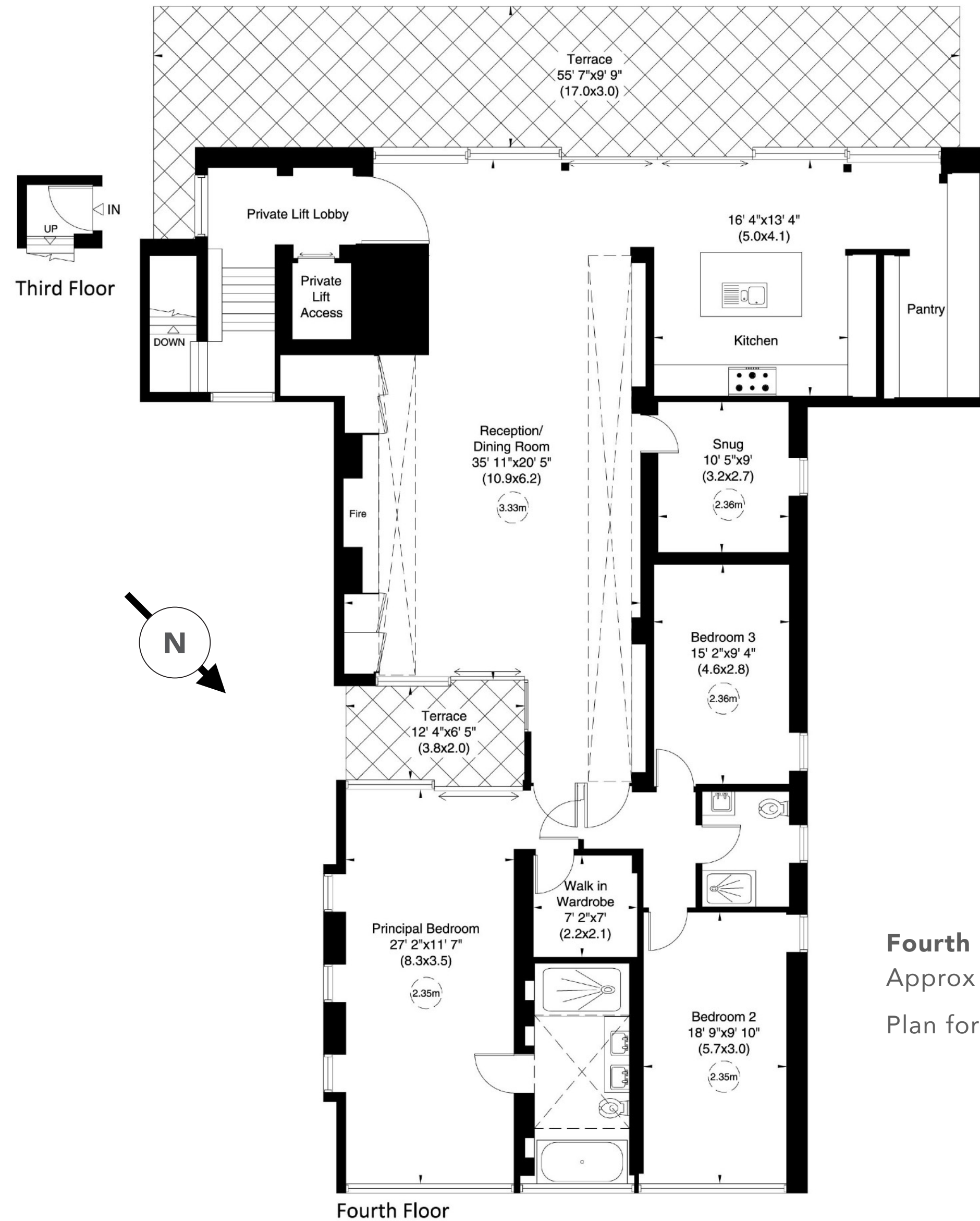
TERRACE



GRAFTON ROAD — NW5



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Accommodation

- Principal bedroom with en-suite bathroom and walk in wardrobe
- 2 further bedrooms
- Shower room
- Semi open plan, fully fitted kitchen
- Reception room incorporating dining area
- Snug
- Pantry

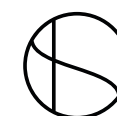
Amenities

- Two private roof terraces
- Direct lift access
- Air conditioning
- Underfloor heating
- Integrated sound system

Fourth Floor

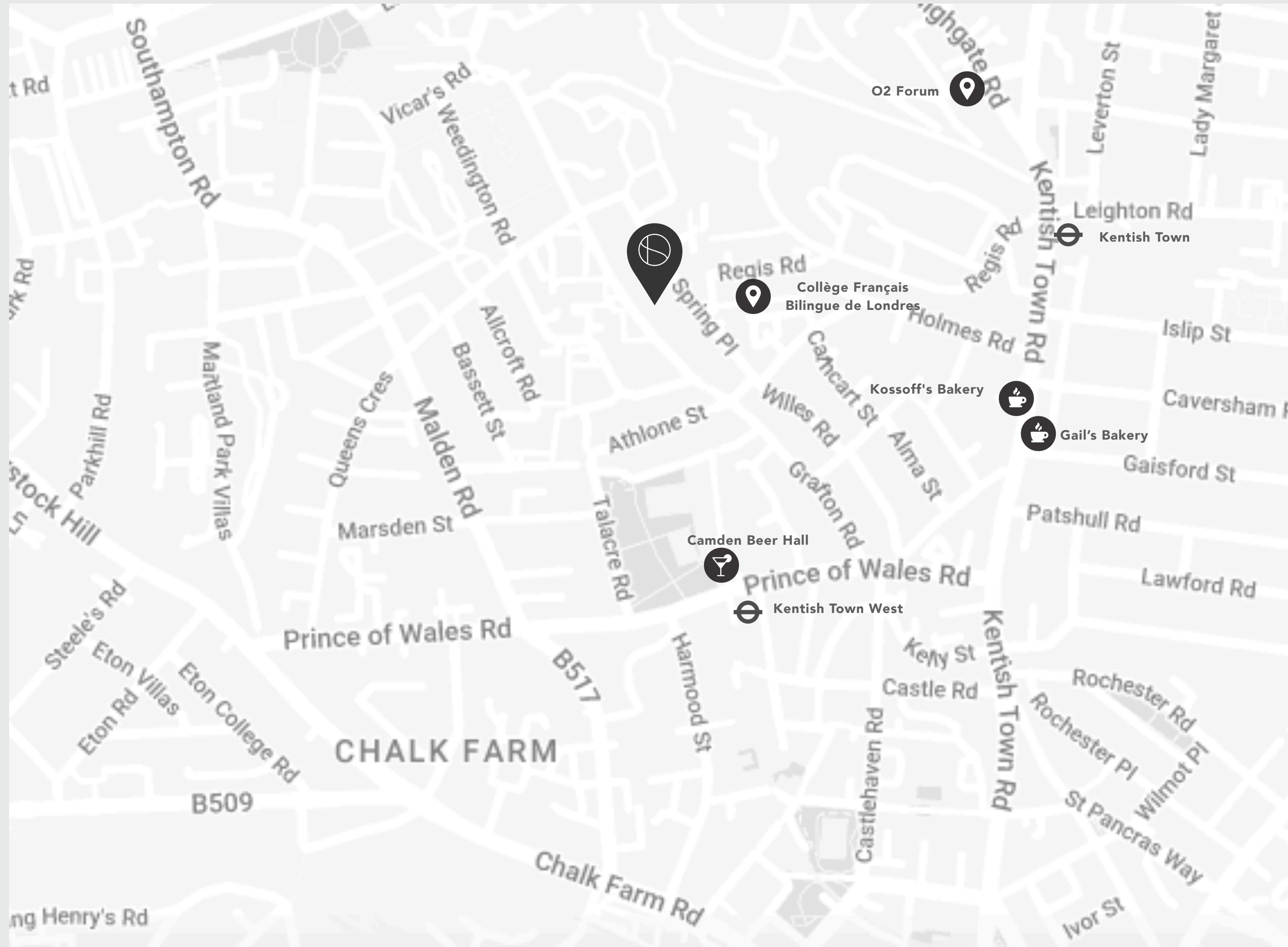
Approx Gross Internal Area **2455 Sq Ft** (228 Sq M)

Plan for illustration purposes only. Not to scale.



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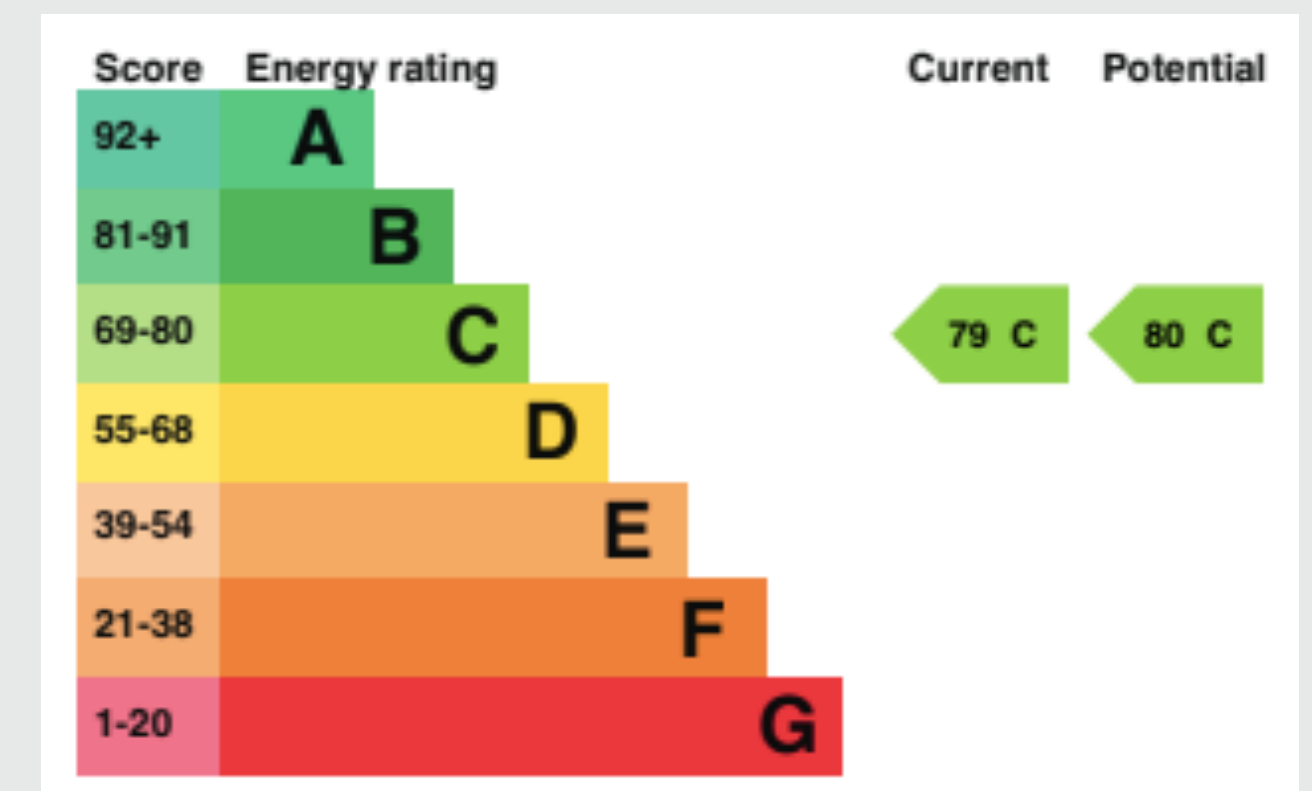
Local Area



Terms

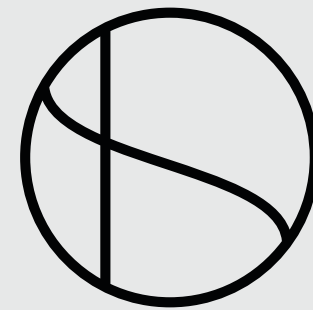
- **Tenure:** Leasehold, approx 111 years remaining
- **Annual ground rent:** TBC
- **Annual service charge:** Approx £14,500 per annum
- **Council Tax band:** F

Energy Performance Certificate



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