



House (EPC Rating: D)

# FLAT 48 K RAFFLES HOUSE, 67 BRAMPTON GROVE, LONDON, NW4 4BU

**£2,700**

## FEATURES

- 3 cosy bedrooms
- Spacious living area
- Charming garden space
- Detached house style
- 1 modern bathroom
- Contemporary kitchen design
- Off-street parking available
- Located in Brampton Grove



**WINGATE**   
Estate Agents

# 0 Bedroom House located in London

Call us on

**02045 310143**

[info@wingateestates.co.uk](mailto:info@wingateestates.co.uk)

<https://www.wingateestates.co.uk/>

Nestled in the charming area of Brampton Grove, London, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 786 square feet, the property is well-suited for individuals or small families seeking a welcoming home in a vibrant community.

As you step inside, you will be greeted by a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout is thoughtfully designed to maximise space, ensuring that every corner of the home is utilised effectively. Natural light floods the living areas, creating a bright and airy environment that enhances the overall appeal of the property.

The location of Brampton Grove is particularly advantageous, providing easy access to local amenities, including shops, schools, and parks. The area is well-connected by public transport, making it simple to explore the wider attractions of London. Whether you are commuting for work or enjoying a leisurely day out, you will find that this location caters to all your needs.

This house presents an excellent opportunity for those looking to establish themselves in a desirable part of London. With its charming features and convenient location, it is a property that truly deserves your attention. Do not miss the chance to make this lovely house your new home.

**Council Tax Band**

**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.