



Grafton Road

Kentish Town, NW5

Asking Price £1,590,000

This stylish four bedroom home in the heart of vibrant Kentish Town is a real gem. It makes the most of its elegant period features which have been subtly enhanced to provide generous and flexible living accommodation. Downstairs the spacious reception room leading to a simply lovely kitchen, light filled with clever store room and bi-fold doors leading to a charming leafy garden. Upstairs are four bedrooms: a master suite with shower room and striking floor to ceiling windows, two further doubles and a large single. There is a further family bathroom and clever attic room - either extra storage or (as currently used) a practical office space.



Grafton Road

Kentish Town, NW5

- Four bedroom home - elegant and filled with period charm
- Spacious interiors with clever design touches
- Well-presented and in good order
- Mature, leafy garden
- Freehold



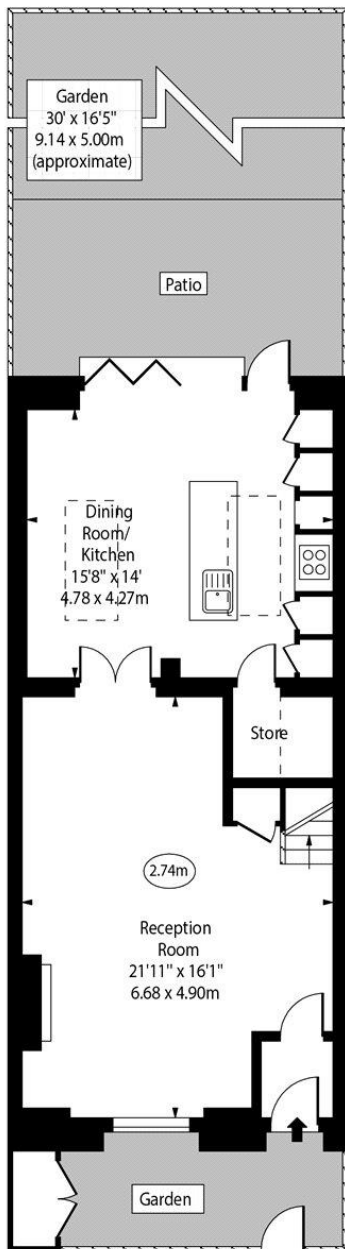
Grafton Road has a prime location. The shops, supermarkets, cafes and eateries of Kentish Town Road are on your doorstep, as is world famous Camden Market and it is in easy reach of the open spaces of Talacre Gardens, Parliament Hill and Primrose Hill. Transport links are excellent with Kentish Town (Northern Line, Thameslink) and Kentish Town West (Overground) nearby as well as numerous bus routes. Local schools are superb and include CBFL and Camden School for Girls

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Camden
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Camden & Kentish Town Sales

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 Camden
 London
 NW1 7PP
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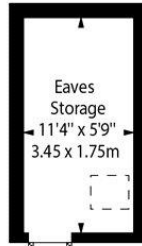
Ground Floor

Gross Internal Area - 605 Sq Ft - 56.21 Sq M

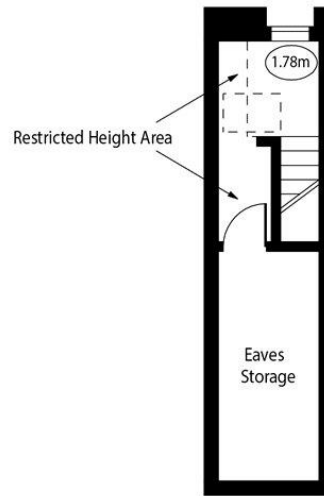
Grafton Road



○ - Ceiling Height

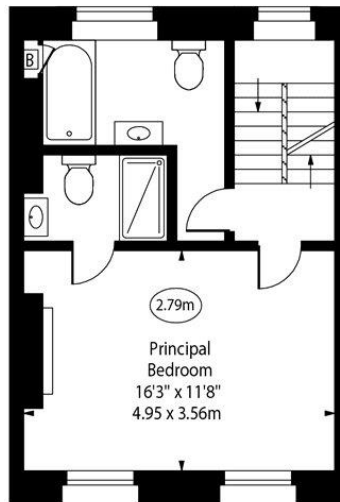


Gross Internal Area - 65 Sq Ft - 6.04 Sq M



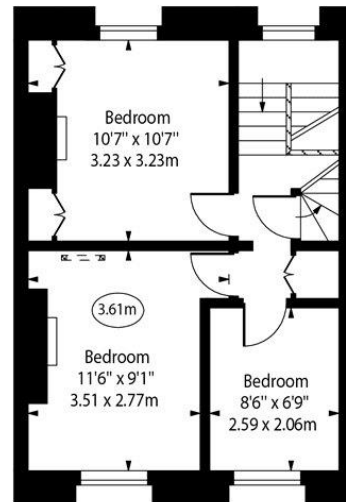
Third Floor

Gross Internal Area - 122 Sq Ft - 11.33 Sq M



First Floor

Gross Internal Area - 366 Sq Ft - 34.00 Sq M



Second Floor

Gross Internal Area - 366 Sq Ft - 34.00 Sq M

Approx Gross Internal Area 1368 Sq Ft - 127.09 Sq M

Approx. Floor Area Including Restricted Heights 1524 Sq Ft - 141.58 Sq M
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 022272.1K