



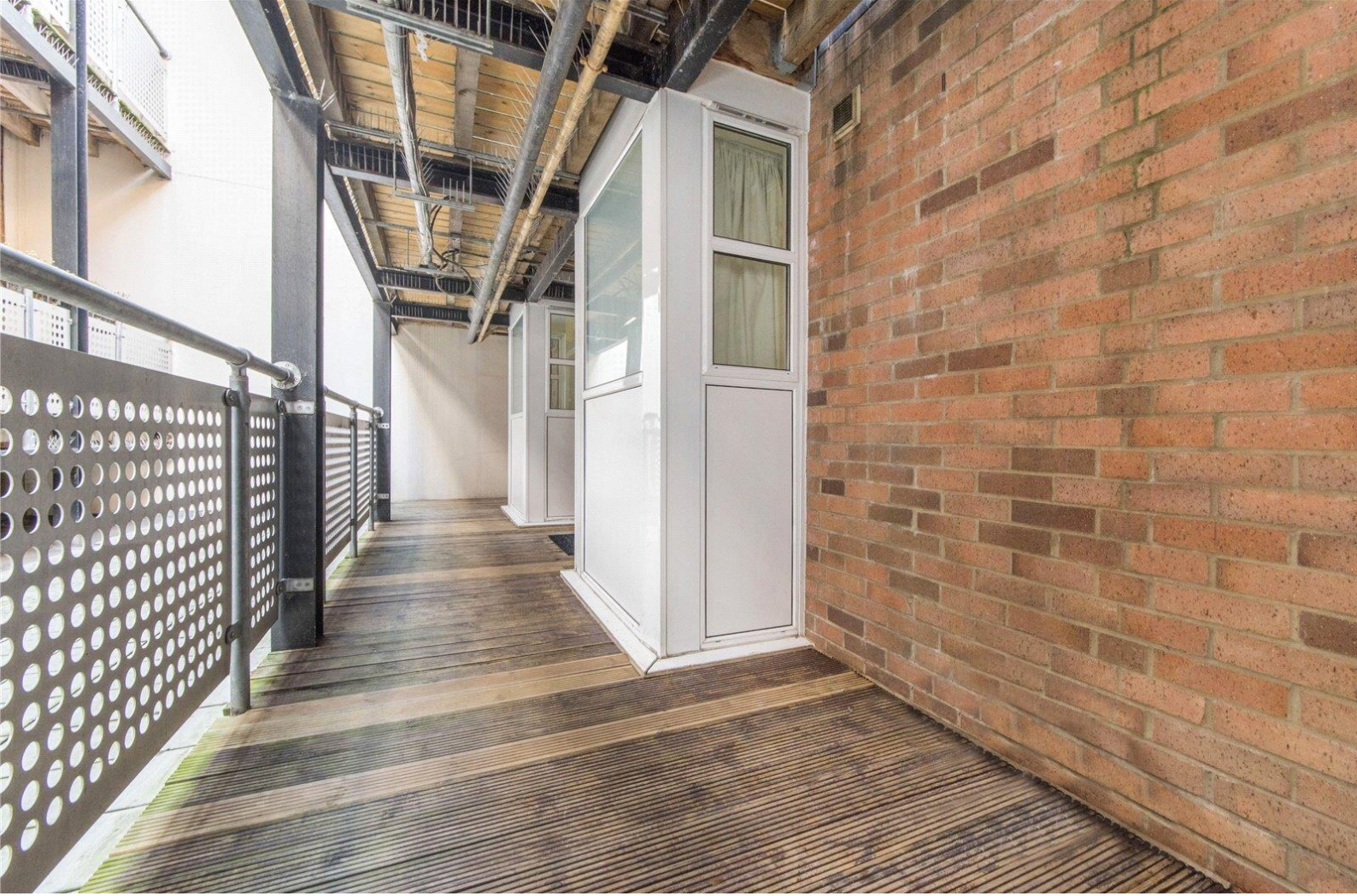
Grafton Yard

London, NW5

Guide Price £585,000

A large and very well presented lateral two bedroom apartment in an exceptional location in the heart of bustling Kentish Town. This super property has a private position to the rear of the block and is in very good order throughout. Accommodation consists of a generously proportioned open plan kitchen and reception room, two double bedrooms and two bathrooms. The property is being sold with a very long lease.

CHESTERTONS



Grafton Yard

London, NW5

- Chain free
- Two Double Bedrooms & Two Bathrooms
- Large lateral apartment
- Well presented with sunny reception room
- Quiet position to the rear of the block
- Moments from amenities and transport



The apartment is located in vibrant Kentish Town and in easy reach of world famous Camden Town. Local amenities and facilities around as well as shops, supermarkets and some of London's best pubs, bars and eateries. Transport is superb with Kentish Town (Northern Line/Mainline) and Kentish Town West (Overground) nearby as well as numerous bus routes. Both Hampstead Heath and Primrose Hill are within easy reach and there are direct links to the City, West End as well as the new developments of Kings Cross.

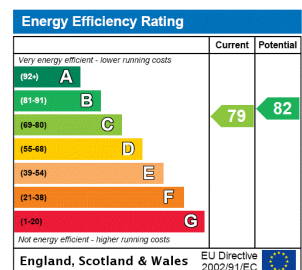
Tenure: Leasehold with 974 years remaining.

Service Charge: £2800 per annum.

Ground Rent: £0

Local Authority: London Borough Of Camden

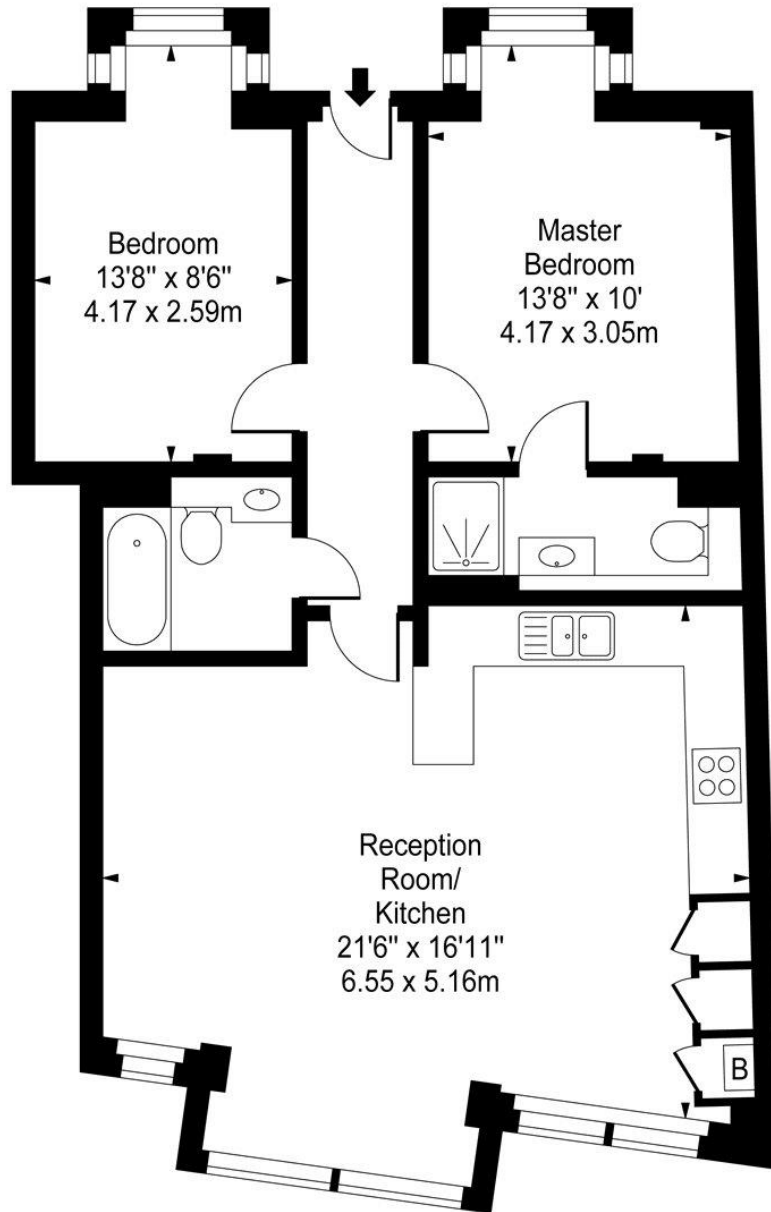
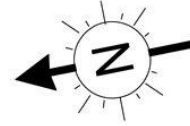
Council Tax Band: E



Chestertons Camden & Kentish Town Sales

99-101 Parkway
 Camden
 London
 NW1 7PP
 camden@chestertons.co.uk
 020 7267 2053
 chestertons.co.uk

Grafton Yard, NW5



First Floor

Approx Gross Internal Area **745 Sq Ft - 69.21 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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