



# Grafton Crescent

London, NW1

Guide Price £550,000

This two bedroom first-floor apartment offers a lateral and spacious living environment within a desirable location. The property comprises a generous reception room, a separate kitchen, two large double bedrooms and a family bathroom. The property also benefits from high ceilings throughout and large windows that bring in plenty of natural light.

**CHESTERTONS**





# Grafton Crescent

## London, NW1

- Excellent Location
- Two Double Bedrooms
- Lateral Living
- Requiring Modernisation
- Close To Kentish Town West Station



Grafton Crescent is a fantastic location close to the amenities, shops, bars and restaurants of Kentish Town, as well as outstanding schools and within easy reach of Camden Town and Chalk Farm. The green open spaces of Primrose Hill and Parliament Hill / Hampstead Heath are nearby and transport is excellent with Kentish Town West and Kentish Town stations in very easy reach.

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**Tenure:** Leasehold 89 years remaining on the lease

**Service Charge:** £680 per annum

**Ground Rent:** £10 per annum

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	91 B

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### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

NW1 7PP

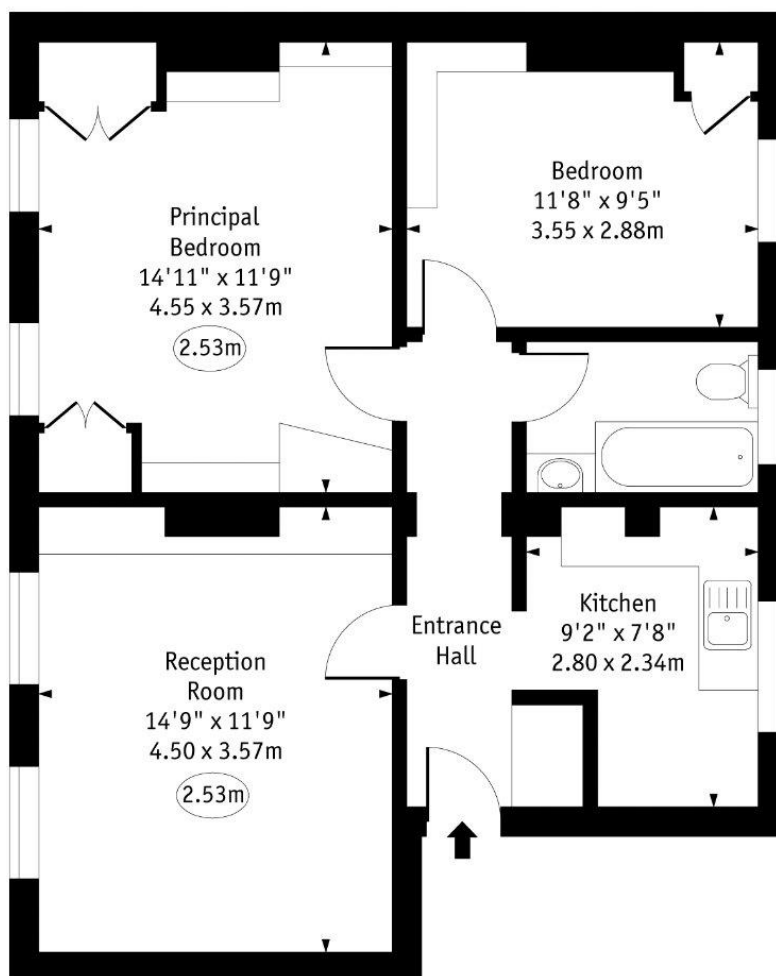
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# Grafton Crescent

○ - Ceiling Height



## First Floor

Gross Internal Area - 661 Sq Ft - 61.44 Sq M

Approx Gross Internal Area 661 Sq Ft - 61.44 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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