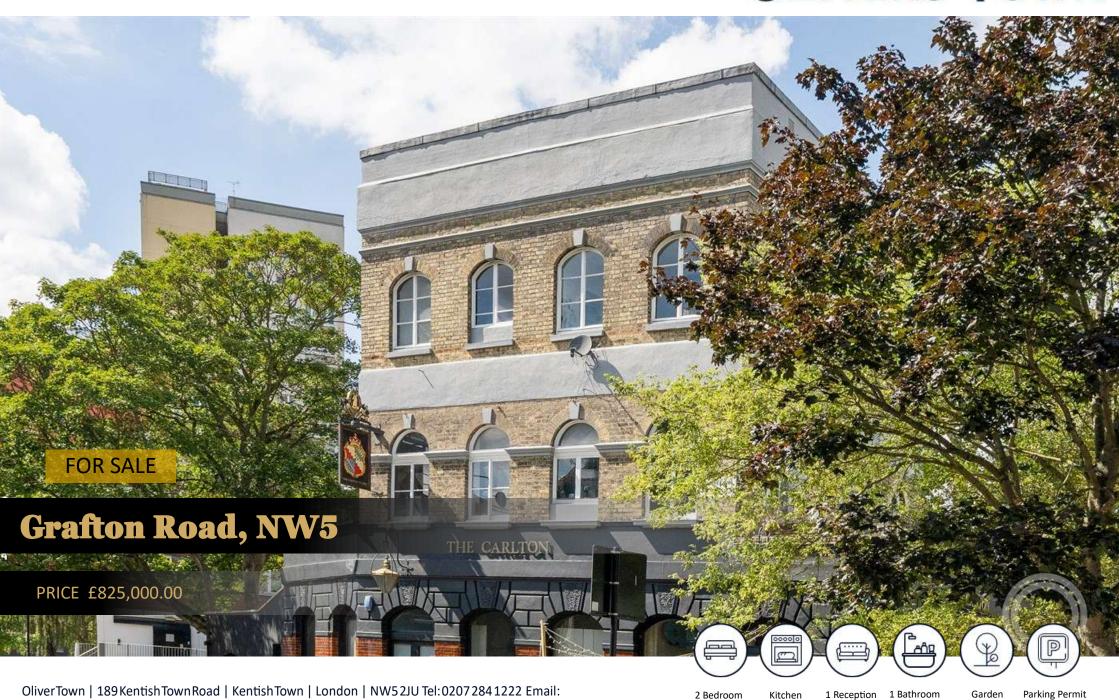
OLIVERS TOWN



OliverTown | 189 KentishTownRoad | KentishTown | London | NW52JU Tel:02072841222 Email: hello@oliverstown.com

2 Bedroom

Kitchen

Garden **Parking Permit**

Grafton Road, NW5

PRICE £**825,000.00**

Rare on the market is this two-bedroom lateral ground-floor flat, with its own access from the street, tucked inside a converted Victorian pub of great architectural charm and character. The main living space, adjoining the Kitchen to the Reception room, is both bright and welcoming, featuring a bespoke storage and display unit combined with a clever secluded desk area within the Reception room too.

There are high ceilings throughout, beautiful arched windows in the main bedroom and direct access to a private outdoor area from the Reception room, a perfect spot for morning coffee or evening drinks with friends. On the other side of the flat, you'll find a second outdoor space, so you've always got a choice of where to relax or entertain. External lighting highlights the building architectural qualities at night.

The layout cleverly utilises the building's notably high ceilings: one double bedroom features an additional cosy nook making use of an overhead mezzanine area, while the second bedroom has its own mezzanine sleeping area, ideal for guests, working from home, or simply maximising the space.

Extra storage space can also be found in a handy underground cellar, communal to all flats.

Blending modern finishes, period features, and clever bespoke storage solutions with the original pub charm, this home offers both a unique and versatile interior for the perfect contemporary urban lifestyle.























825,000.00



2 Bedroom



Share of Freehold



1 Bathroom



London Borough of Camden



1 Reception



Council Tax Band



Garden



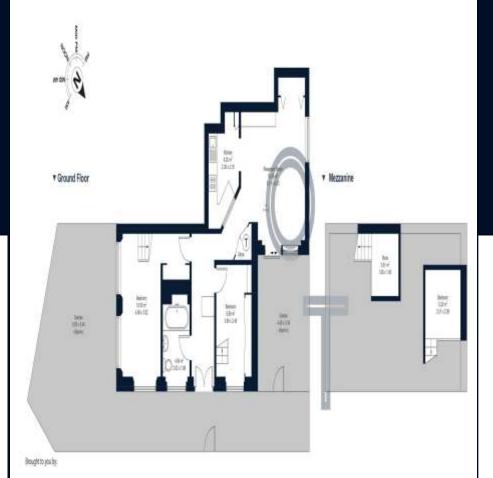
EPC Band



Parking Permit



Approximate Gross Internal Area = 80.36 m² / 864.98 H²



OLIVERS TOWN

This plan is to be put guidates only and is not to scale unless stand. All directions, including windows, doors fittings, and the total area, we approximate reseasements. Produced by

