



## Grafton Road

London NW5 3EL

£1,195,000

An exceptionally fine lateral apartment, on the first floor of a landmark Victorian former warehouse building, centrally and conveniently situated in the heart of Kentish Town.

Offering wonderfully bright and spacious accommodation, all the principal rooms are on the west side of the building, flooded with natural light from the large, industrial-style windows.

In particular, the magnificent open-plan reception/kitchen is a very good size, with high ceilings, bespoke bookshelves and a recently-fitted and very stylish LEICHT kitchen, integrated with a full complement of premium German appliances.

The very stately master bedroom is fitted with an extensive range of custom-built high-quality wardrobes and leads to a stunning marble en-suite bathroom with Dornbracht sanitary ware.

The second bedroom is a very good double and a good size dining room, accessed from the reception gives extra flexibility if a 3rd bedroom or office is required.

During the current ownership, the apartment has undergone a full programme of upgrading and refurbishment with great care and attention to detail, including high-quality wide-format engineered oak flooring,, "Envirovent" ventilation system, premium "Jung" switches & sockets.

Fashion Apartments is a very well-managed and attractive loft-style development, with sensible service charge levels, making this property the perfect low-maintenance dwelling.

Situated in a very appealing residential road off Prince of Wales Rd, the building is within easy reach of a wide range of nightlife, cultural and culinary attractions. Both Kentish Town (Northern Line and Thameslink) and Kentish Town West (National Rail- North London Line) are within a few minutes' walk, as is the Collège Français Bilingue de Londres.

- Exceptionally fine loft-style apartment in Victorian warehouse building
- Fabulous west-facing open-plan reception with high ceilings
- Stately master bedroom suite with marble bathroom & Dornbracht fittings
- Further good double bedroom
- Good size dining room, usable as a third bedroom
- LEICHT high-quality kitchen with premium German appliances
- Integrated A/V system with Sony projector and 2.7m electric projector screen
- Family bathroom with Hansgrohe/Duravit fittings
- Recently refurbished to an exceptional standard
- EPC rating "B"

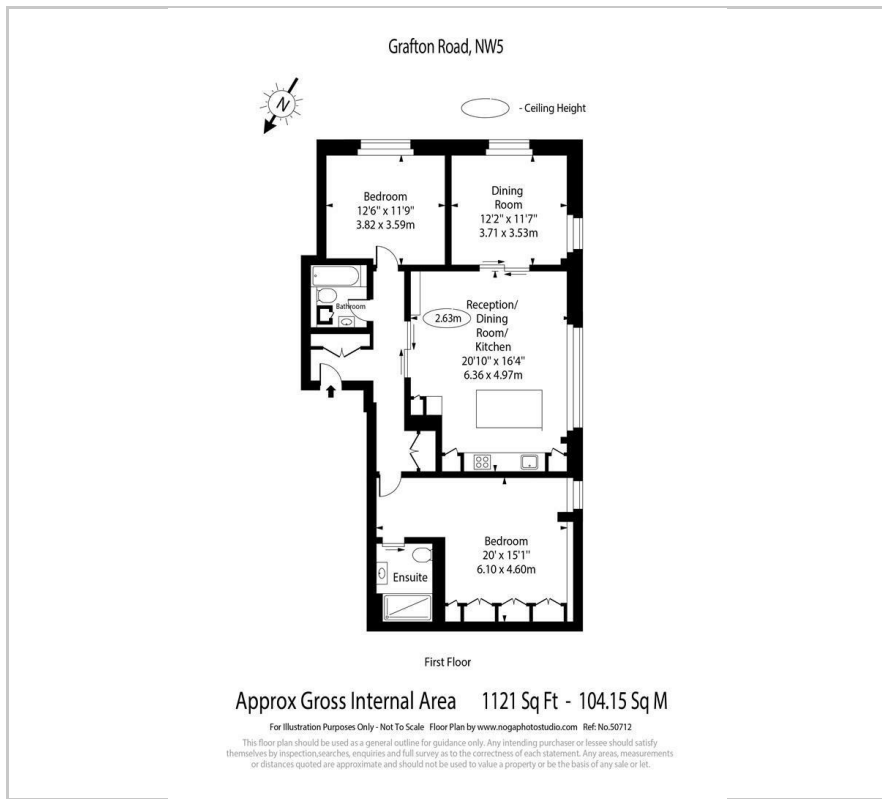
### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.

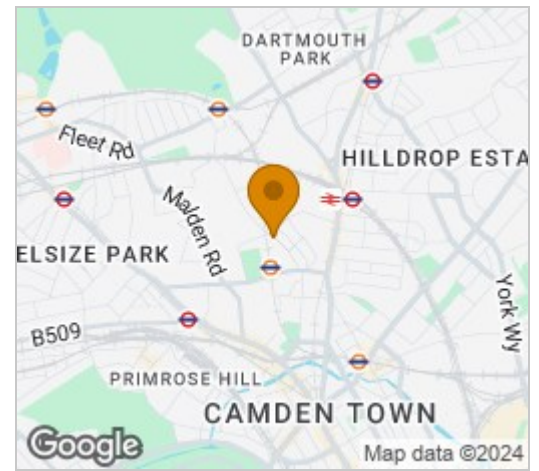




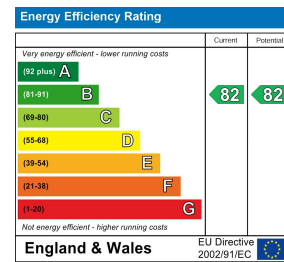
# Floor Plan



# Area Map



# Energy Efficiency Graph



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