



## Grafton Terrace

Kentish Town London NW5 4JE

£1,125,000

A fine and very well presented three storey, four bedroom Victorian terraced house, centrally and conveniently situated in a quiet residential side turning, between Kentish Town and Belsize park.

Offering 1181 square feet (110 square metres) of well-planned family accommodation, the property has been subject to a recent programme of refurbishment, to include a new roof, kitchen and bathrooms.

On the ground floor, a good size through reception opens on to a well-appointed kitchen fitted with a full complement of integrated appliances. There is a guest WC on this level.

On the first floor, a spacious master bedroom, with a range of fitted wardrobes, family bathroom/WC and a further shower/WC.

On the top floor, three further good bedrooms, one currently in use as an office.

To the rear is a patio garden with useful storage shed.

Grafton Terrace is a wide, tranquil residential road, within easy reach of the local amenities, shops, cafes and restaurants of South End Green as well as Kentish Town, Chalk Farm and Belsize Park. The open spaces of Hampstead Heath are with easy walking distance. Chalk Farm and Belsize Park are the nearest underground stations (Northern Line) are within easy walking distance, offering ready access to the City and West End. Kentish Town West overground station and multiple bus routes also offer a wide range of convenient transport options.

- Victorian terraced house
- Four good bedrooms
- Two recently fitted modern bathrooms
- Double reception
- Refitted kitchen with integrated appliances
- Guest WC
- Convenient location
- Freehold
- Rear patio garden
- Chain free sale

### 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.



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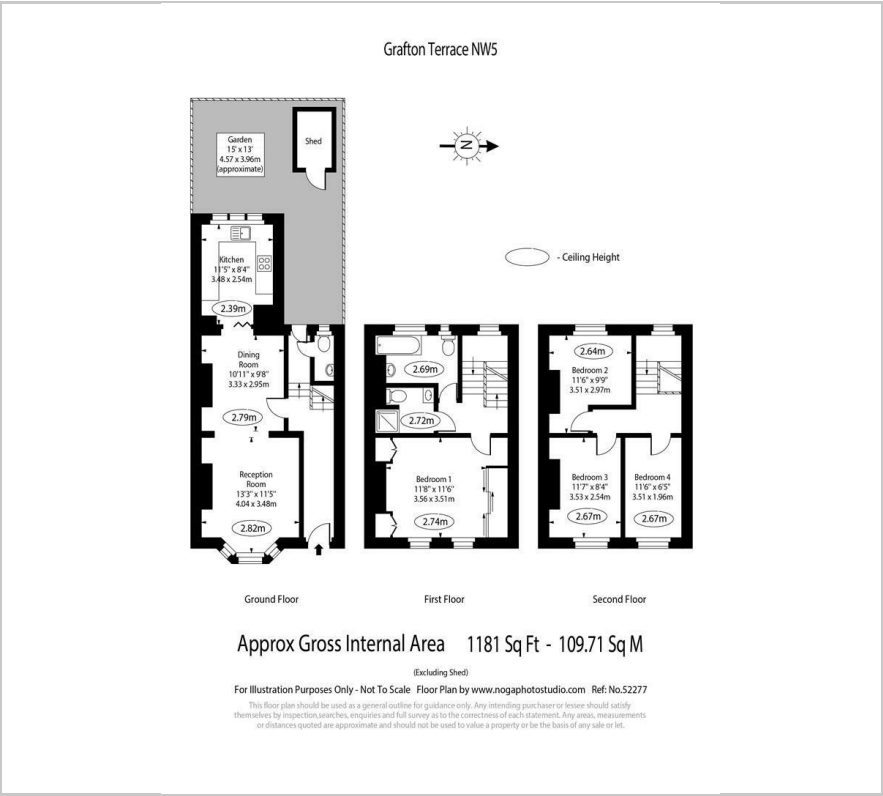


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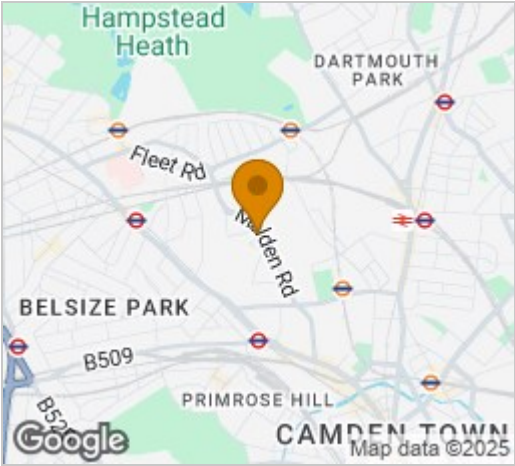


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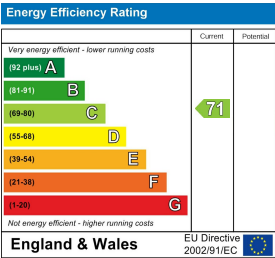
Floor Plan



Area Map



Energy Efficiency Graph



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