



Grafton Road

Kentish Town London NW5 4BA

£645,000

A bright, spacious and beautifully presented two double bedroom/ two bathroom apartment with balcony enjoying a great location within a smart modern building, situated in the heart of Kentish Town, moments from transport and amenities.

Accommodation briefly comprises: Entrance hall with storage cupboard, well-appointed family shower-room, exceptionally bright and generous reception with three windows, providing an abundance of natural light, wooden floors and open plan with a high quality modern fitted kitchen with integrated appliances, master bedroom with fitted wardrobes and en-suite luxury, fully tiled bathroom and further double bedroom with fitted wardrobes.

The apartment is ideally situated on a quiet street that offers easy access to the many shopping, entertainment, dining and transport options of Kentish Town including overground, Thameslink, tube and buses. The open spaces of Hampstead Heath and the bohemian delights of Camden Market are a short stroll away and the Collège Français Bilingue de Londres is very close by.

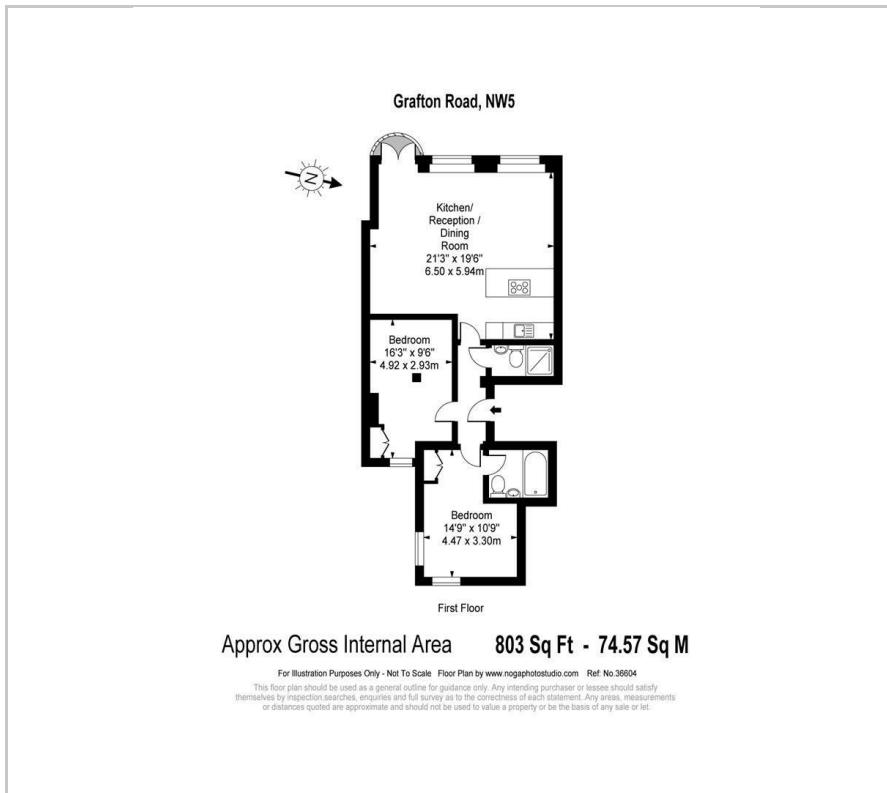
- Bright and spacious modern apartment
- Beautifully presented
- Two double bedrooms
- Two luxury bathrooms
- Balcony
- Under floor heating
- Bike storage
- Council Tax band D
- Chain free sale
- Close to Collège Français Bilingue de Londres

Viewing

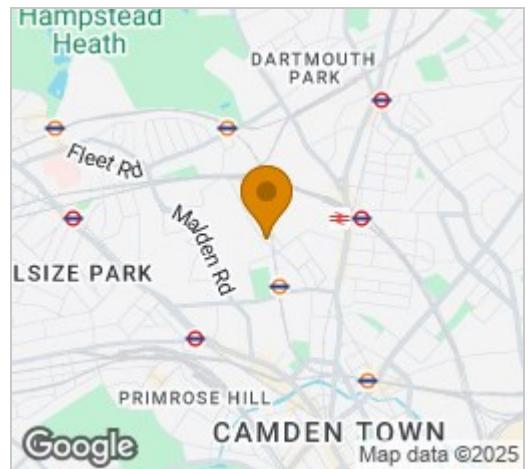
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

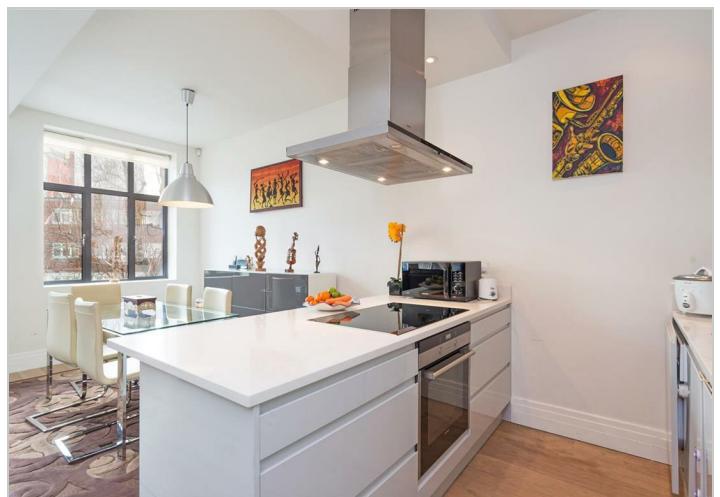


Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| Very energy efficient - lower running costs (92 plus) | | A | |
| (81-91) | | B | |
| (69-80) | | C | |
| (55-68) | | D | |
| (39-54) | | E | |
| (21-38) | | F | |
| (1-20) | | G | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |



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