



Grafton Road

NW5 4BA

£1,250,000

A very well presented three bedroom period terraced house, conveniently situated in a popular residential location, within a short distance of a full range of amenities.

Configured over two floors, with no lower ground floor, the accommodation is full of period charm and detail, conveniently and flexibly arranged.

On the ground floor, a very good size through reception room retains period fireplaces, original cornices and stripped floors, leading on to a spacious and well-equipped kitchen. To the rear is an extension with two smaller rooms, either suitable for a bedroom or office and separated by a shower room/wc. A further guest wc is situated by the front door.

On the upper floor, the impressive master bedroom occupies the full width of the house at the front, with a further good double bedroom and family bathroom/wc to the rear.

Outside, there is a patio garden to the ground floor, which can be accessed from reception, kitchen and study, and a good size terrace at first floor level ensuring that no outside space has been lost by the addition of the extension.

Grafton Rd is centrally and conveniently situated in the heart of Kentish Town, within easy reach of Kentish Town Underground (Northern Line) and Thameslink, Kentish Town West Overground and Hampstead Heath. A range of excellent local schools are close by, including the Collège Français Bilingue de Londres in Holmes Rd.

Council Tax band E £2323

- Delightful period terraced house
- Three bedrooms
- Large through reception
- Good size kitchen
- Two bathrooms
- Further guest wc
- Study
- Patio garden and large terrace
- Numerous period features

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.



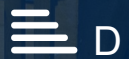
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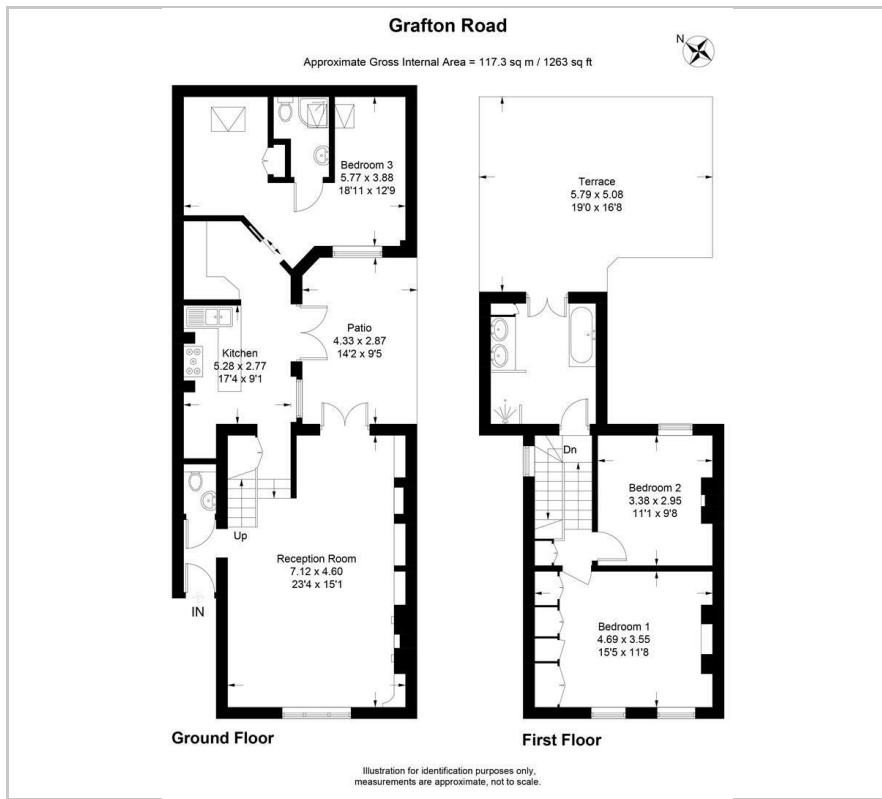


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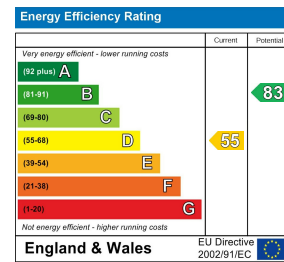
Floor Plan



Area Map



Energy Efficiency Graph



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