

# HUNTERS<sup>®</sup>

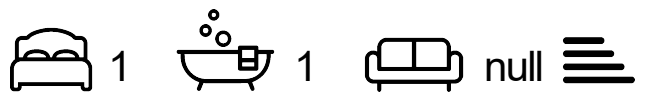
HERE TO GET *you* THERE



## Grafton Road

London, NW5 3DX

£1,400 Per Calendar Month



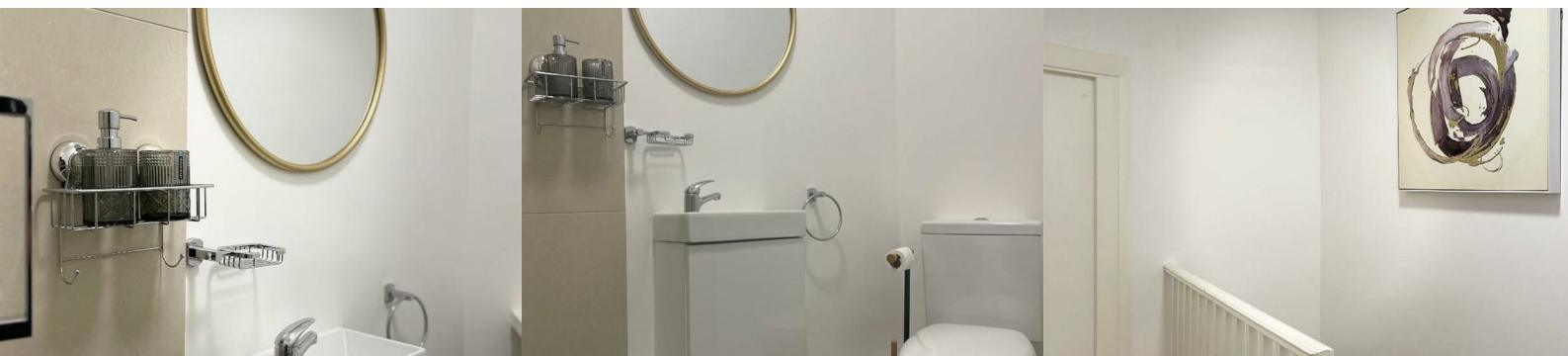
Located just off Kentish Town High Street, this bright front-facing studio offers a fantastic living space in a prime location. The property comes fully furnished and benefits from plenty of natural light throughout.

Situated in a vibrant area, you'll find a gym directly opposite and a great selection of shops, cafés, and local amenities just moments away.

All bills are included in the rent — covering electricity, water, council tax, and broadband — making this an ideal, hassle-free option.

Please note, the bathroom is shared with one other tenant in the building.

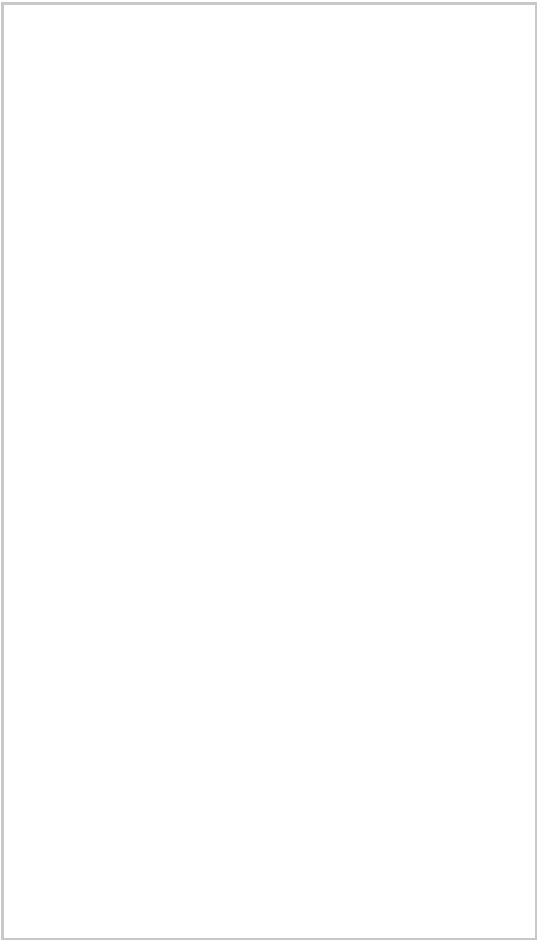
Perfect for a single occupant seeking a comfortable home in the heart of Kentish Town with everything on your doorstep.



Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.