

MATTHEW JAMES

Residential Sales • Lettings • Management



Grafton Yard, London, NW5 2NF

Asking Price £725,000

A wonderful opportunity to purchase this large, light, third and fourth floor recently decorated maisonette, located within a gated complex, just seconds away from the centre of Kentish Town, with Camden just a short walk away. This lovely apartment offers a master bedroom with ensuite shower room, a good sized second bedroom, a smart family bathroom and an enormous lounge with partly open plan kitchen, situated on the top floor, giving access onto a small westerly facing private terrace, offering superb panoramic roof top views. Long Lease, 972 years remaining.

Third Floor Entrance

Accessed through a gated fob entry courtyard and building door into a communal hallway with lift and staircase to all floors.

Entrance Hall

Features include a fitted carpet, a very large walk-in carpeted storage cupboard, inset spotlights and radiator.

Master Bedroom



A huge double bedroom with a fitted carpet, built-in wall-to-wall wardrobes, easterly facing double glazed casement windows, inset spot lights and radiator. Giving Access to.....

Ensuite Shower Room



Comprising of a glass shower cubicle with a wall mounted shower fitting and mixer tap, low flush W.C, a hand basin mounted into the top of a storage unit, wall mounted chrome heated towel rail, inset spotlights, large fitted mirror, fully tiled walls and flooring.

Second Bedroom



A good sized double bedroom with fitted carpet, westerly facing double glazed casement windows, inset spotlights and radiator.

Family Bathroom



A smart modern bathroom, comprising of a panel enclosed bath with an overhead rose and wall mounted hand held shower fitting, mixer tap and glass screen, low flush W.C with hidden cistern, a hand basin mounted into the top of a storage unit, wall mounted chrome heated towel rail, inset spotlights, large fitted mirror, fully tiled walls and flooring.

Stairs To Upper Floor

Carpeted.

Lounge



A very generous, light and airy space with Amtico style wood effect flooring, easterly facing wall-to-wall double glazed casement windows, a large alcove which is ideal for a work station, inset

spotlights, radiators, TV and media points. Opening to kitchen area.

Kitchen



A modern kitchen comprising of cream wall and base units with grey granite effect work surfaces, incorporating a one and a half bowl sink, drainer and mixer tap. Integrated appliances include, a fan assisted oven/grill and four ring ceramic hob, with extractor canopy above, dishwasher, fridge/freezer, washing machine and microwave. Other features include, Amtico style wood effect flooring, walk-in storage cupboard, inset spotlights and double glazed casement windows and sliding doors giving access to a westerly facing private terrace.

Terrace



Westerly facing private terrace with superb panoramic roof top views towards the south, west and north.

Exterior



Additional Information

Service Charge - £4,338.10pa

Ground Rent - Nil

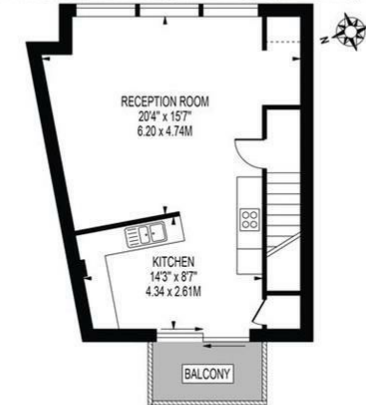
Lease: 999 years from 3rd July 2009

Expires 28 September 2998 (972 years remaining)

Camden Council Tax Band F

Floor Plan

GRAFTON YARD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 995 SQ FT - 92.42 SQ M



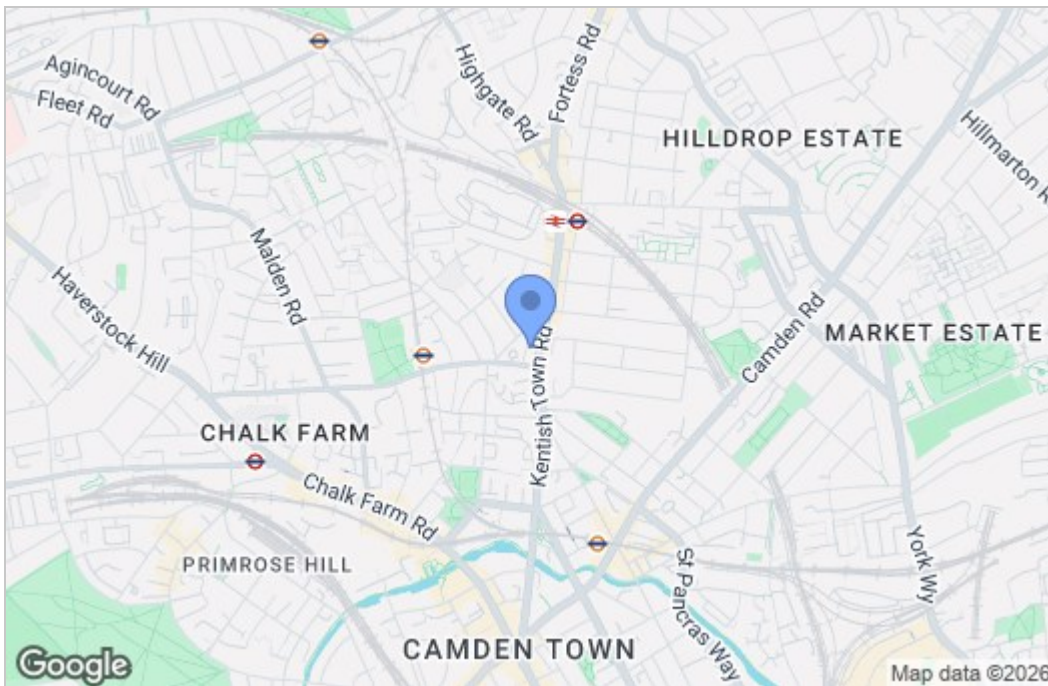
FOURTH FLOOR



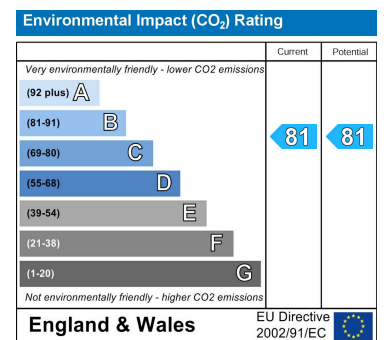
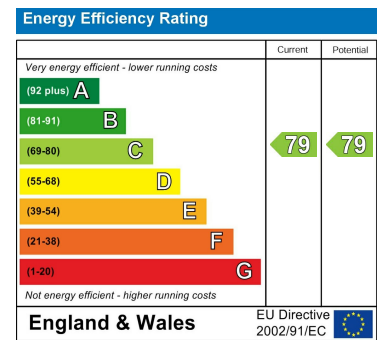
THIRD FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEYS AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



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