



# Grafton Road

London, NW5

Guide Price £425,000

A very stylish and bright one bedroom apartment on the first floor of a period converted building. Boasting a light and airy feel, this wonderful property offers generously proportioned rooms, high end fixtures and fittings and wonderful wooden floors throughout. Long lease and chain-free.

**CHESTERTONS**



# Grafton Road

London, NW5

- Stylish and bright
- First floor
- Wooden floors throughout
- Chain free
- Long lease



Grafton Road is well located for the open green spaces of Parliament Hill Fields and Hampstead Heath, whilst the vibrant Camden Lock and Queens Crescent street market offer a variety of music venues, bars and restaurants. There are also the great transport links of Kentish Town within easy reach.

**Tenure:** Lease with 112 years remaining.

**Service Charge:** £3,192 per annum

**Ground Rent:** £200 per annum

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

NW1 7PP

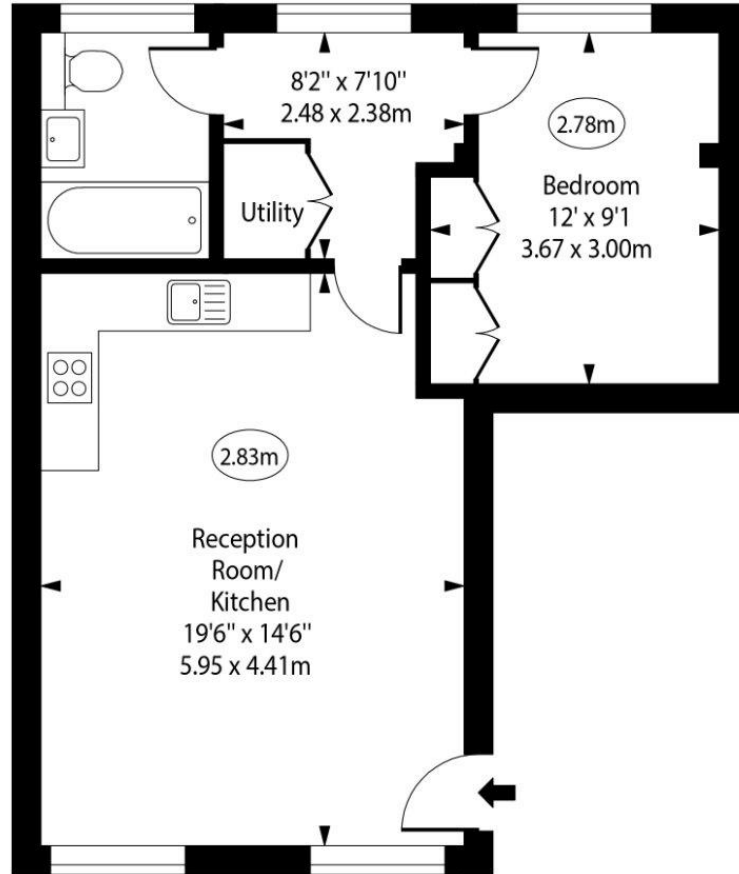
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# Grafton Road

○ - Ceiling Height



## First Floor

Gross Internal Area - 504 Sq Ft - 46.82 Sq M

Approx Gross Internal Area      504 Sq Ft - 46.82 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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