



FOR SALE

## Grafton Road, Kentish Town NW5

PRICE £720,000



3 Bedroom



Kitchen



1 Reception



2 Bathroom



Parking Permit

# Grafton Road, Kentish Town NW5

PRICE £720,000

An Exceptional Three-Bedroom Residence in the Heart of Kentish Town

Set within an architecturally distinguished development, this exquisitely presented three-bedroom, two-bathroom apartment embodies refined contemporary living, offering a harmonious balance of elegance, space, and natural light.

The residence unfolds into a magnificent open-plan kitchen and reception space thoughtfully designed for both sophisticated entertaining and relaxed everyday living. Rich wooden flooring flows seamlessly throughout, while expansive windows invite an abundance of natural light, enhancing the sense of volume and tranquillity within.

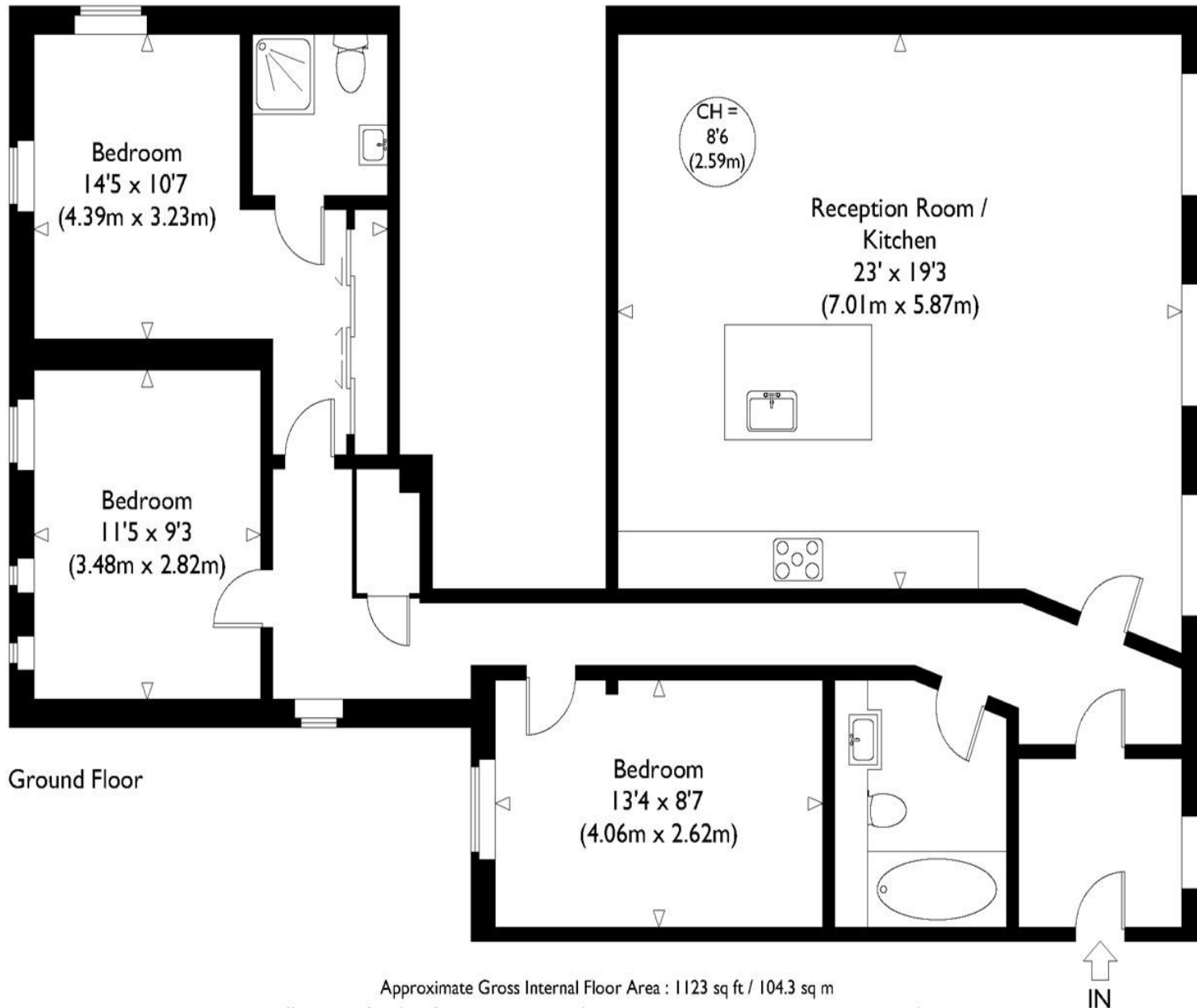
Each of the three bedrooms is generously proportioned, providing serene and comfortable retreats, complemented by two impeccably appointed bathrooms finished to a modern, high standard.

Perfectly positioned moments from the vibrant energy of Kentish Town Road, the apartment enjoys immediate access to an eclectic array of artisanal cafés, acclaimed eateries, and boutique shops. The verdant expanse of Hampstead Heath lies within easy reach, offering a rare connection to nature in the heart of the capital.

Superb connectivity further elevates the appeal, with Kentish Town West (Overground) and Kentish Town Underground stations just a short stroll away, alongside an excellent network of bus routes ensuring effortless access across London.



# Grafton Road



Ground Floor

Approximate Gross Internal Floor Area : 1123 sq ft / 104.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.



720,000.00



3 Bedroom



Leasehold



2 Bathroom



London Borough of Camden



1 Reception



EPC Band



Parking Permit



KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | [hello@oliverstown.com](mailto:hello@oliverstown.com)

ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | [hello@oliverstown.com](mailto:hello@oliverstown.com)