

FOR SALE

Grafton Road, NW5

PRICE £825,000.00

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: hello@oliverstown.com



2 Bedroom



Kitchen



1 Reception



1 Bathroom



Garden



Parking Permit

Grafton Road, NW5

PRICE £825,000.00

Rare on the market is this two-bedroom lateral ground-floor flat, with its own access from the street, tucked inside a converted Victorian pub of great architectural charm and character. The main living space, adjoining the Kitchen to the Reception room, is both bright and welcoming, featuring a bespoke storage and display unit combined with a clever secluded desk area within the Reception room too.

There are high ceilings throughout, beautiful arched windows in the main bedroom and direct access to a private outdoor area from the Reception room, a perfect spot for morning coffee or evening drinks with friends. On the other side of the flat, you'll find a second outdoor space, so you've always got a choice of where to relax or entertain. External lighting highlights the building's architectural qualities at night.

The layout cleverly utilises the building's notably high ceilings: one double bedroom features an additional cosy nook making use of an overhead mezzanine area, while the second bedroom has its own mezzanine sleeping area, ideal for guests, working from home, or simply maximising the space.

Extra storage space can also be found in a handy underground cellar, communal to all flats.

Blending modern finishes, period features, and clever bespoke storage solutions with the original pub charm, this home offers both a unique and versatile interior for the perfect contemporary urban lifestyle.







825,000.00



Share of Freehold



London Borough of Camden



Council Tax Band



EPC Band



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Approximate Gross Internal Area = 80.36 m² / 864.96 ft²



Ground Floor

Mezzanine



Brought to you by:

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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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