



FOR SALE

Grafton Road, Kentish Town NW5

THE CARLTON

PRICE £795,000



2 Bedroom



Kitchen



1 Reception



1 Bathroom



Garden



Parking Permit

Grafton Road, Kentish Town NW5

ASKING PRICE £795,000

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.

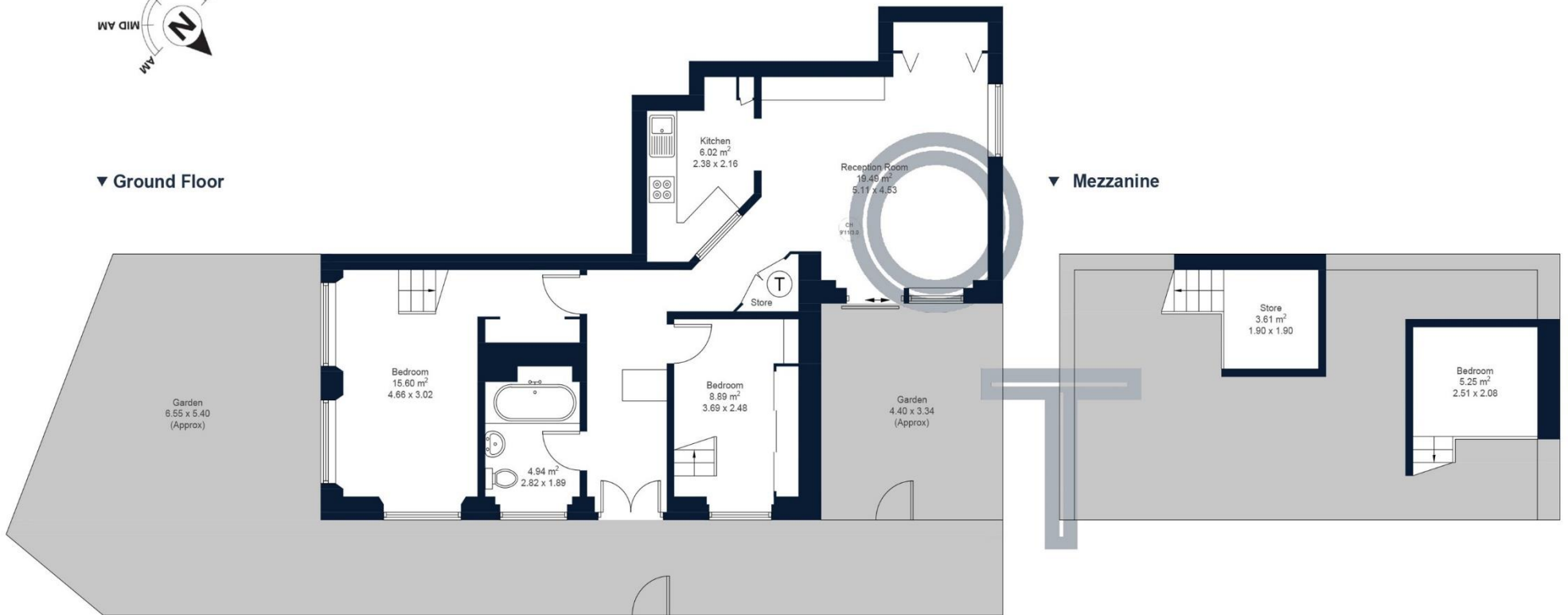
Extra storage space can also be found in a handy underground cellar, communal to all flats.





▼ Ground Floor

▼ Mezzanine



Brought to you by:

OLIVERS TOWN

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



**Certified
Property
Measurer**



795,000.00



2 Bedroom



Share of Freehold



1 Bathroom



London Borough of Camden



1 Reception



Council Tax Band



Garden



EPC Band



Parking Permit



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

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