



flat 10, 110/114 Grafton Road, London, NW5 4BA

**£375,000**

# 110/114 Grafton Road, London NW5 4BA

Stylish One-Bedroom Apartment with Expansive Balcony – Grafton Road, NW5

Situated on the third floor of a well-maintained building, this beautifully designed one-bedroom apartment offers contemporary living in the heart of NW5. Boasting a total gross internal area of 39.8 sq. m (428 sq. ft), this home is ideal for first-time buyers, professionals, or investors looking for a prime London location.

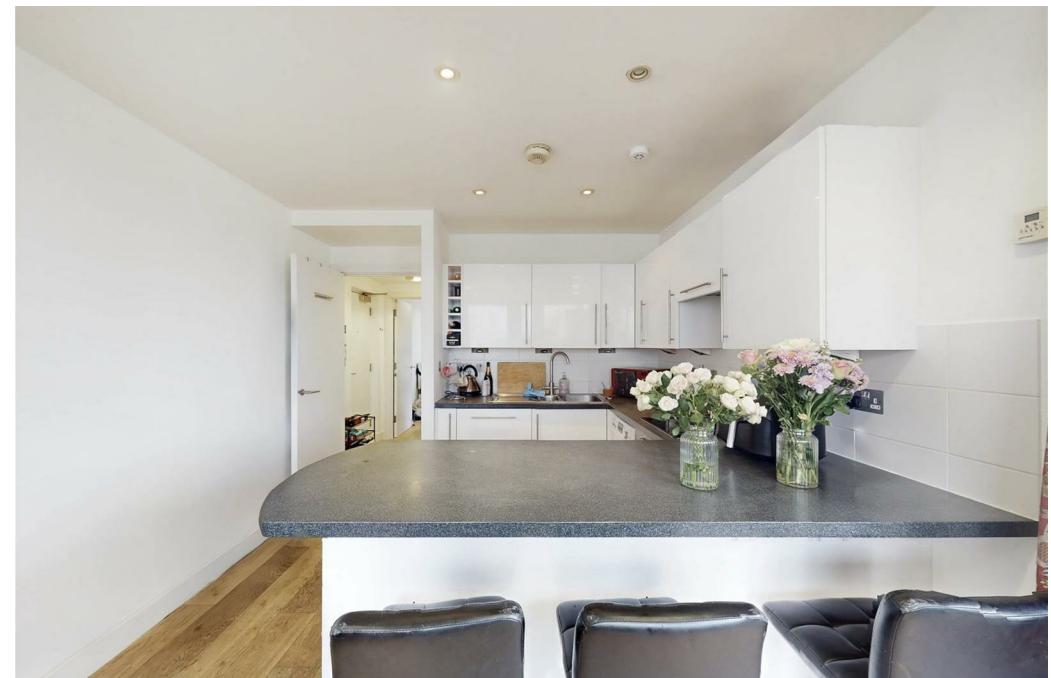
The property features a spacious open-plan kitchen and reception room offering ample space for dining and entertaining. The modern kitchen is fully equipped with integrated appliances, ensuring a sleek and functional space. The double bedroom is well-proportioned, providing a comfortable retreat with plenty of natural light.

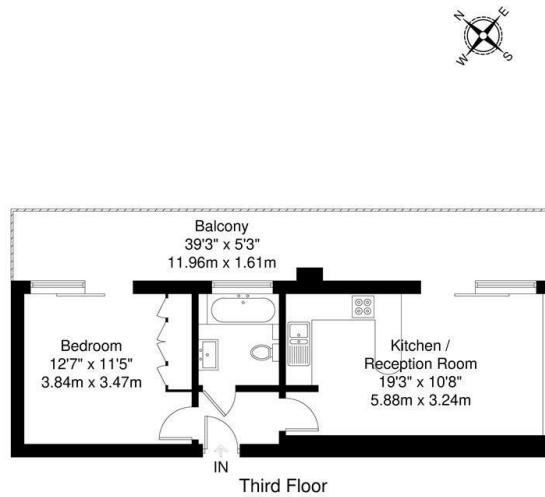
A well-appointed bathroom is situated conveniently between the living areas, featuring a contemporary design with a bathtub and high-quality fixtures.

One of the standout features of this apartment is the expansive private balcony, spanning the entire width of the property. Perfect for outdoor relaxation, entertaining, or enjoying panoramic views of the surrounding area.



Council Tax Band:

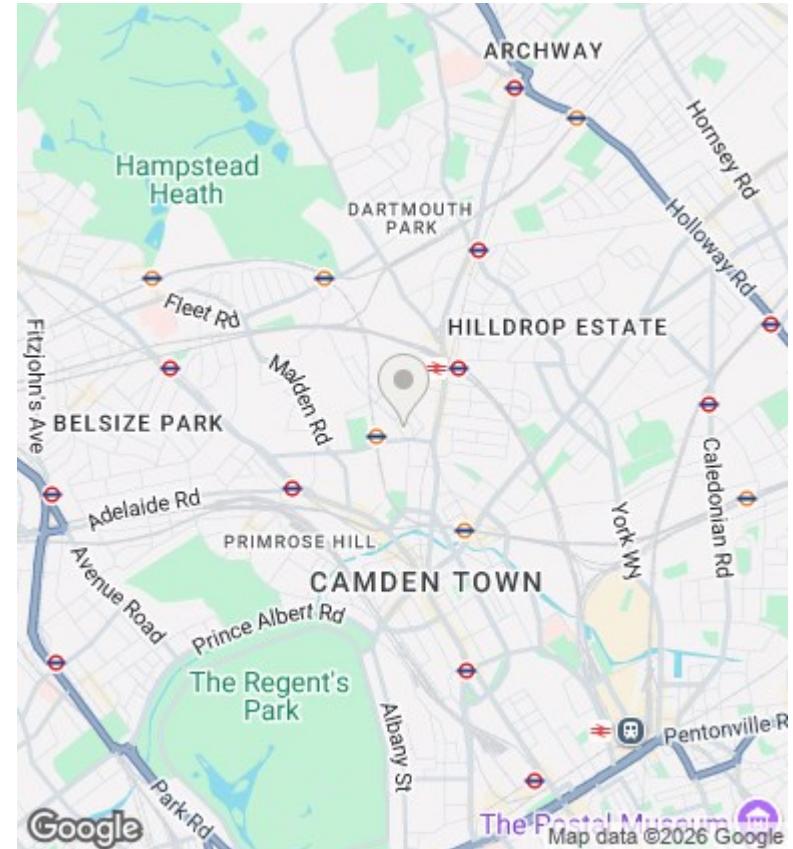




Grafton Road, NW5

Total Gross Internal Area = 39.8 sq m / 428 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



## Directions

## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



