



FOR SALE

Annroy Building, Grafton Road, Kentish Town, NW5

£475,000.00 Guide Price



2 Bedroom



Kitchen



1 Reception



2 Bathroom



No Parking

Annroy Building, Grafton Road, Kentish Town NW5

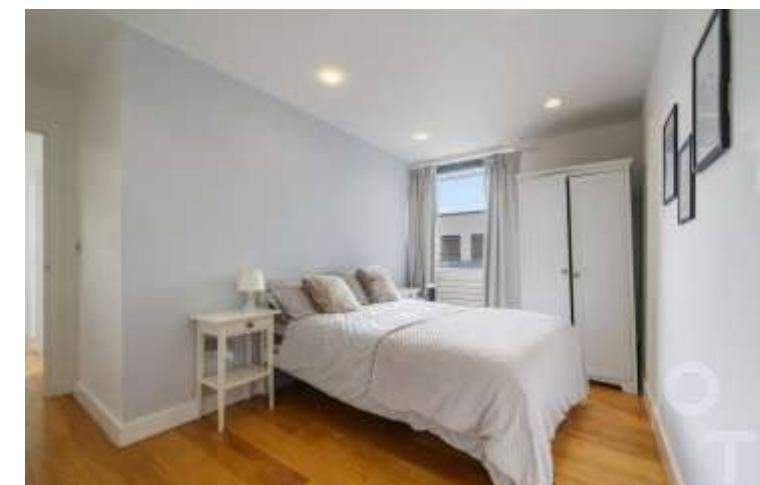
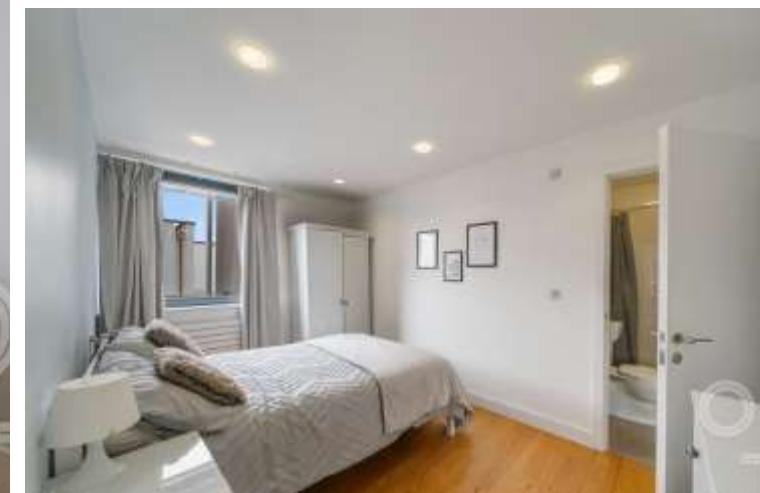
£475,000.00 Guide Price

An architecturally designed third floor two bedroom two bathroom apartment offering 593 sq.ft of internal accommodation, developed by fashion & celebrity photographer Rankin, in partnership with Trevor Horne Architects. The property forms part of a building housing the renowned photographer's studio, with an innovative façade designed to cleverly resemble a roll of photographic film.

The high-specification interiors incorporate an imaginative use of materials, including hardwood floors, double glazed windows centred around a spacious reception room with a distinctive open plan kitchen area, two double bedrooms to the rear of the building, two bathrooms [One ensuite shower room]. The building benefits from lift access, communal heating system and an onsite building management team.

The Annroy building, is situated within walking distance of Kentish Town's High Street, Underground ([Northern Line] and Kentish Town West [Overground Station] giving ease of access to the City and West End. Recreational spaces are available at Hampstead Heath, Primrose Hill and Regents Park, with a wide selection pavement cafes, bars and restaurants at Swains Lane, Fortress Village and South End Green.





f

475,000.00



Leasehold



London Borough of Camden

D

Council Tax Band

81

EPC Band



2 Bedroom



2 Bathroom



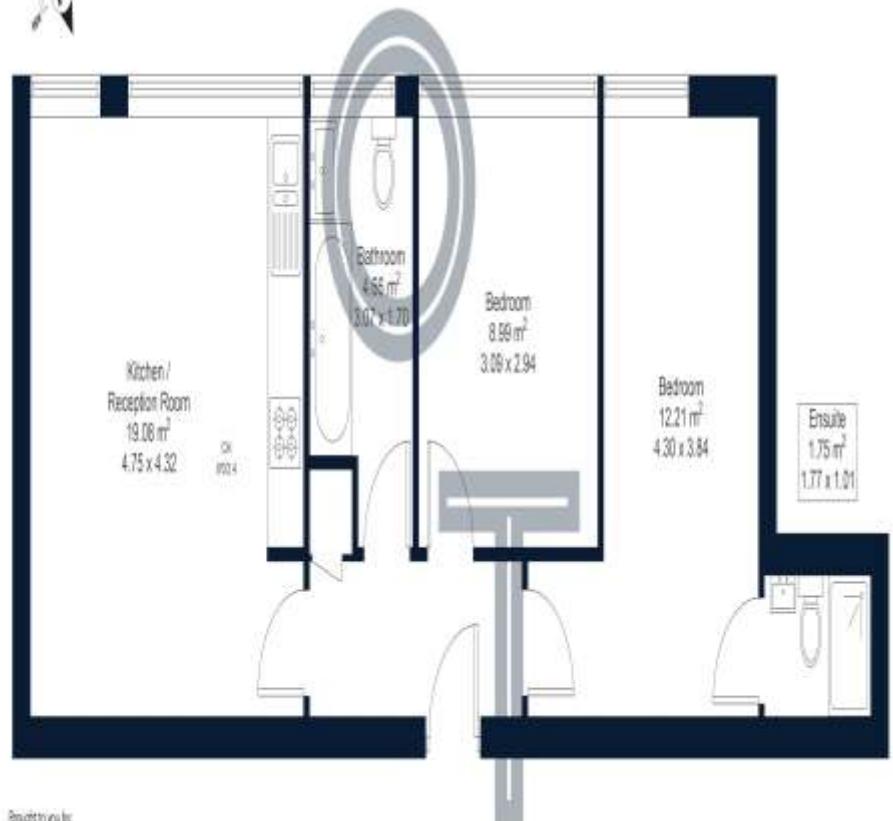
1 Reception



No Parking

Grafton Road, NW5

Approximate Gross Internal Area = 55.1 m² / 593.1 ft²



Brought to you by

OLIVERS TOWN

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

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

