



Apartment (EPC Rating: B)

# FLAT 48 L, RAFFLES HOUSE 67 BRAMPTON GROVE, LONDON, NW4 4BX

Per month

## £2,400

### FEATURES

- Top building in the area
- Top floor with stunning views
- Unfurnished for personal touch
- Two modern bathrooms
- Two comfortable bedrooms
- Available for immediate move-in
- Spacious 1046 sqft apartment
- Energy-efficient, EPC rating B



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# 2 Bedroom Apartment located in London

Welcome to this charming apartment located at 67 Brampton Grove, London. Nestled in a desirable area, this property offers a perfect blend of comfort and convenience. As you enter, you will find a spacious reception room that provides an inviting space for relaxation and entertaining guests.

The apartment features two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living arrangement. With two bathrooms, you will enjoy the added convenience of private facilities, ensuring that morning routines run smoothly.

This top-floor apartment benefits from a sense of privacy and tranquillity, away from the hustle and bustle of city life. The elevated position allows for lovely views and an abundance of natural light, creating a warm and welcoming atmosphere throughout the home.

This property is perfect for those looking to embrace the vibrant lifestyle that London has to offer, with easy access to local amenities, transport links, and green spaces. Whether you are a first-time buyer or seeking a rental opportunity, this apartment presents an excellent choice for modern living in the heart of the city. Do not miss the chance to make this delightful space your own.

Call us on

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**Council Tax Band**

**E**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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