

FOR SALE

Grafton Road, Kentish Town NW5

THE CARLTON

ASKING 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.

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.

Step outside and you're within walking distance of Hamstead Heath. Primrose Hill







795,000.00



2 Bedroom



Share of Freehold



1 Bathroom



London Borough of Camden



1 Reception



Council Tax Band



Garden



EPC Band



Parking Permit

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Grafton Road, NWS

Approximate Gross Internal Area = 80.36 m² / 864.98 ft²



Ground Floor

Mezzanine



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

