

# Awaiting Photograph

**GRAFTON ROAD LONDON NW5**  
**£5,700 PER MONTH** AVAILABLE 02/05/2026

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Grafton Road London NW5

£5,700 Per Month  
Unfurnished

-  3 Bedrooms
-  1 Bathroom
-  2 Receptions

## Features

- Three Bedrooms, - Two Reception Rooms,
  - Kitchen / Dining Area, - Available now, - Furnished / Unfurnished, - Council Tax Band F
- Council Tax  
Council tax band not specified

Hamptons  
21 Heath Street  
Hampstead, London, NW3 6TR  
020 7431 4462  
HampsteadLettings@hamptons.co.uk  
www.hamptons.co.uk

## The Property

This elegant three bedroom Victorian terraced residence is superbly situated on the highly sought-after Grafton Road in Kentish Town. The ground floor features a generous double reception room, rich in period character, with high ceilings, intricate cornicing, wooden flooring, and original fireplaces. To the rear, a guest cloakroom complements a newly installed kitchen and dining area, set beneath an impressive glass roof that floods the space with natural light and provides direct access to a private courtyard garden. Upstairs, the property offers three well proportioned bedrooms alongside a spacious family bathroom.

## Location

Grafton Road enjoys a prime position in the heart of Kentish Town, just moments from an excellent selection of shops, cafés, and restaurants. Transport links are superb, with Kentish Town Underground (Northern Line) and Thameslink services nearby, as well as Gospel Oak and Kentish Town West Overground stations, providing swift connections across London. The open green spaces of Hampstead Heath are within easy walking distance, and the area is well served by highly regarded schools, including the Collège Français Bilingue de Londres.



# Grafton Road, NW5



Approx gross internal area : 1536 sq ft - 142.7 sq m

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
100-91	A		
90-81	B		
80-69	C		
68-55	D		
54-48	E	51	
45-39	F		
35-21	G		
<small>For energy efficient lighting (see EPC)</small> <small>EU Directive 2002/91/EC</small>			84
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