

FOR SALE

**Grafton Road, Kentish Town NW5**

PRICE £375,000.00

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: [hello@oliverstown.com](mailto:hello@oliverstown.com)



1 Bedroom



Kitchen



1 Reception



1 Bathroom



Balcony



Parking Permit



# Grafton Road, Kentish Town NW5

PRICE £375,000.00

Forming part of this popular modern purpose-built block, we are pleased to offer this well-balanced one-bedroom apartment offering approximately 416 sq ft of well-presented accommodation. The property is finished to a lovely standard, featuring a contemporary bathroom, an open-plan kitchen and living area, and a generous balcony boasting impressive views across the city.

Grafton Road is ideally located just a short walk from the Parliament Hill entrance to Hampstead Heath, providing easy access to the open-air lido and panoramic London vistas. Excellent transport links are close by, with Gospel Oak Overground Station moments away and Kentish Town Underground Station within easy reach.









375,000.00



Leasehold



London Borough of Camden



Council Tax Band



EPC Band



1 Bedroom



1 Bathroom



1 Reception



Balcony



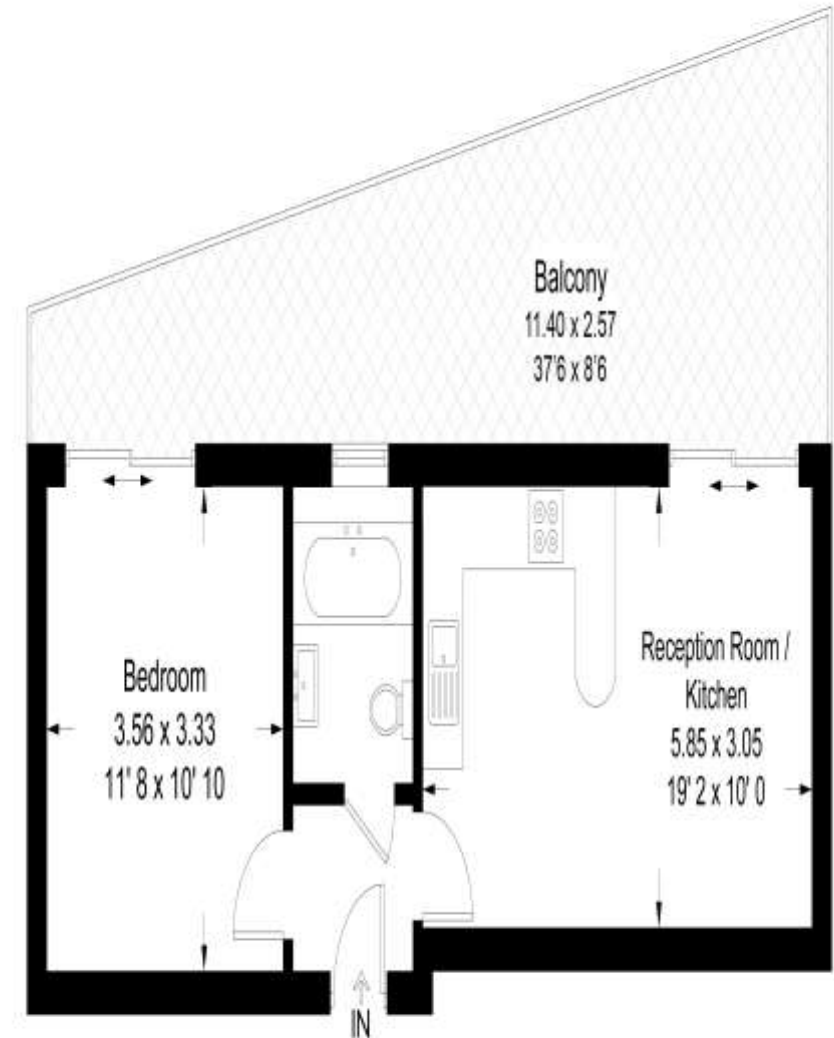
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KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | [hello@oliverstown.com](mailto:hello@oliverstown.com)

ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | [hello@oliverstown.com](mailto:hello@oliverstown.com)

## Annroy Building

Approximate Gross Internal Area = 416 sq ft / 38.7 sq m



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice