

FOR SALE

## Grafton Road, Kentish Town, NW5

PRICE £495,000.00

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



1 Bedroom

Kitchen

1 Reception

1 Bathroom

Parking Permit

## Grafton Road, Kentish Town, NW5

PRICE £495,000.00

A superb opportunity to acquire a well-presented split level one-bedroom ground floor flat located on Grafton Road, Kentish Town, NW5.

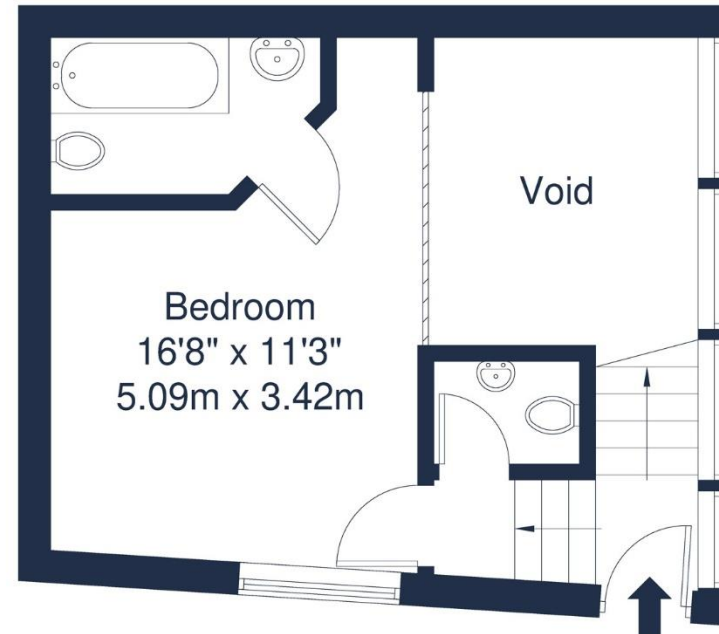
This leasehold property offers a comfortable and practical living space comprising a spacious reception room, a modern bathroom, and a generously sized bedroom. Positioned within a sought-after residential area, the flat benefits from excellent local amenities and convenient transport links. Ideal for first-time buyers or investors, this property is offered with an asking price of £495,000. Early viewing is highly recommended to appreciate the quality and potential on offer.



**Grafton Road, Kentish Town NW5**    **Approximate Gross Internal Area = 59.2sq m / 637sq ft**



**Basement**



**Ground Floor**

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**OLIVERS TOWN**

**Grafton Road, Kentish Town, NW5**

Total Gross Internal Area = 59.2 sq m / 637 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale. Compliant with the RICS code of measuring practice

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 a



**Certified  
Property  
Measurer**



495,000.00



1 Bedroom



Leasehold



1 Bathroom



London Borough of Camden



1 Reception



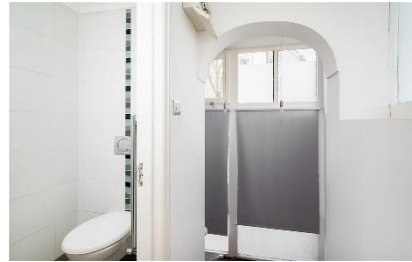
Council Tax Band



Parking Permit



EPC Band



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