



## Grafton Road

London NW5 4AX

£1,475,000

A fabulous three/four bedroom period house, forming part of a picturesque terrace, presented in excellent order and situated within easy reach of Hampstead Heath.

Offering 1761 square feet (163 square metres) of well-planned accommodation, the property has been the subject of extensive refurbishment works and is presented to a very high standard throughout. New kitchen and main bathroom (2020); new full downstairs and 1/2 bathroom upstairs (2024); roof repairs and replacement (2024); underfloor heating in downstairs receptions, kitchen and both full bathrooms.

On the ground floor a very spacious open-plan reception is complemented by a well-equipped extended kitchen, separate utility room with built-in storage and guest wc/shower room. There is the unexpected benefit of a further good-size study to the rear, which could also serve as a fourth bedroom.

The first floor comprises a spacious master bedroom and a luxuriously-appointed family bathroom with jacuzzi deep-soak tub and separate walk-in shower.

The top floor offers two further good double bedrooms, currently used as a single studio space, but easily reinstated, and an additional box room with platform single bed, toilet and sink.

To the rear is a charming low-maintenance garden with a small tool shed.

Grafton Rd is centrally and conveniently situated in the heart of Kentish Town, within easy reach of Kentish Town Underground (Northern Line) and Thameslink, Gospel Oak and Kentish Town West Overground stations, Hampstead Heath (5 min walk) and the Kentish Town City Farm. A range of excellent local schools are close by, including the Collège Français Bilingue de Londres in Holmes Rd.

- Fabulous period end-terrace house
- three/four bedrooms
- Spacious open-plan reception
- Well-equipped modern kitchen
- Well-appointed family bathroom
- Separate shower/WC
- Utility room
- Low-maintenance garden
- Close to Heath & excellent local schools
- Chain free sale

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



3



2

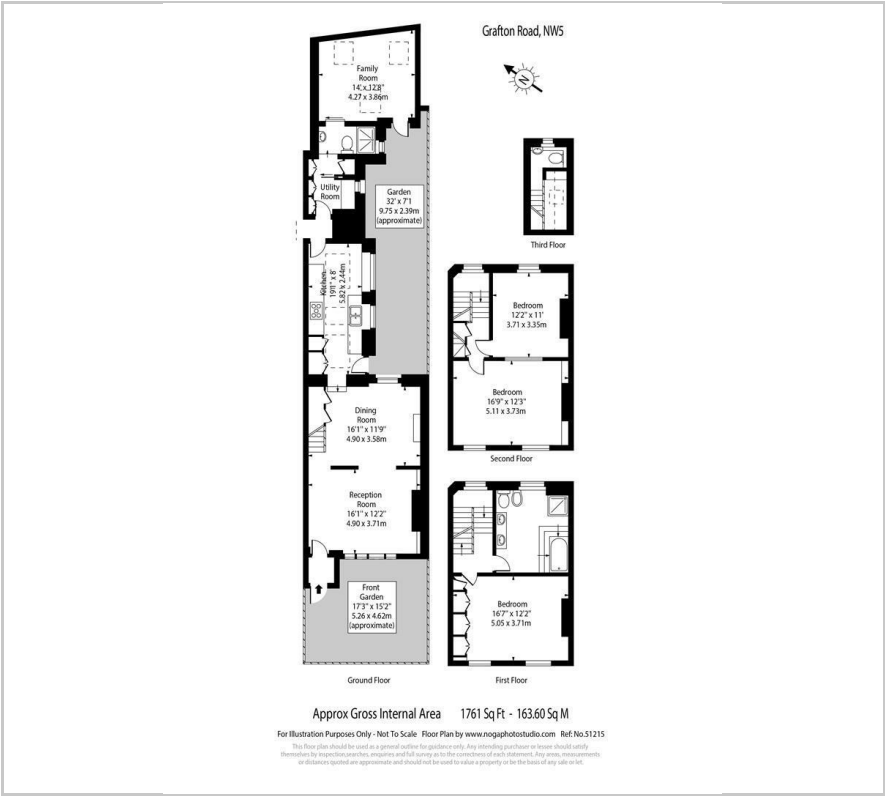


2

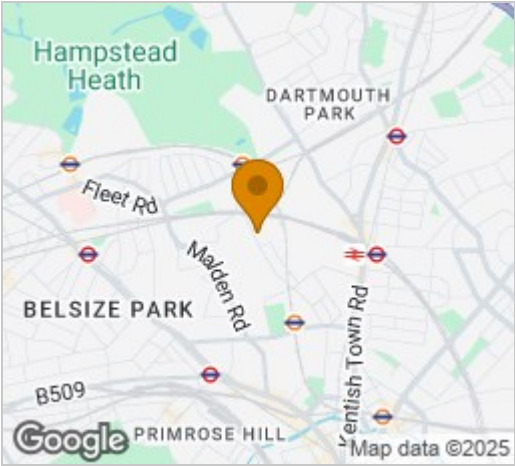




Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.