



Grafton Road NW5

Parkheath  
*Sold on Service*



**Controlled  
ZONE**



**Mon - Fri  
8.30 am - 6.30 p**  
**Sat - Sun  
9.30 am - 5.30 p**

RYLAND ROAD N.W.5

53A

53B



## Grafton Road, NW5

### Asking Price £400,000

### Share of Freehold

- A charming one bedroom ground floor flat
- Set in a prominent end of terrace period conversion
- Own front door plus sole use of small courtyard
- Spacious 15ft reception
- 12ft bedroom
- Wood block flooring, sash windows and good ceiling height
- Share of freehold, 583 sq ft approx
- No ongoing chain
- Prime, quiet residential street in the heart of Kentish Town
- Close to Kentish Town High Street, Dartmouth Park and Hampstead Heath

Belsize Park/Hampstead  
208 Haverstock Hill  
NW3 2AG  
Sales 020 7431 1234  
Lettings 020 7431 3104  
[nw3@parkheath.com](mailto:nw3@parkheath.com)

South/West Hampstead  
192 West End Lane  
NW6 1SG  
Sales & Lettings  
Tel 020 7794 7111  
[192@parkheath.com](mailto:192@parkheath.com)

Kensal Rise  
54-56 Chamberlayne Rd  
NW10 3JH  
Tel 020 8960 4845  
[kensal@parkheath.com](mailto:kensal@parkheath.com)

Property Management  
192 West End Lane  
NW6 1SG  
020 7433 6174  
[pm@parkheath.com](mailto:pm@parkheath.com)

**Parkheath**  
*Sold on Service*

**Camden Tax band C**

[www.parkheath.com](http://www.parkheath.com)



Grafton Road, London, NW5

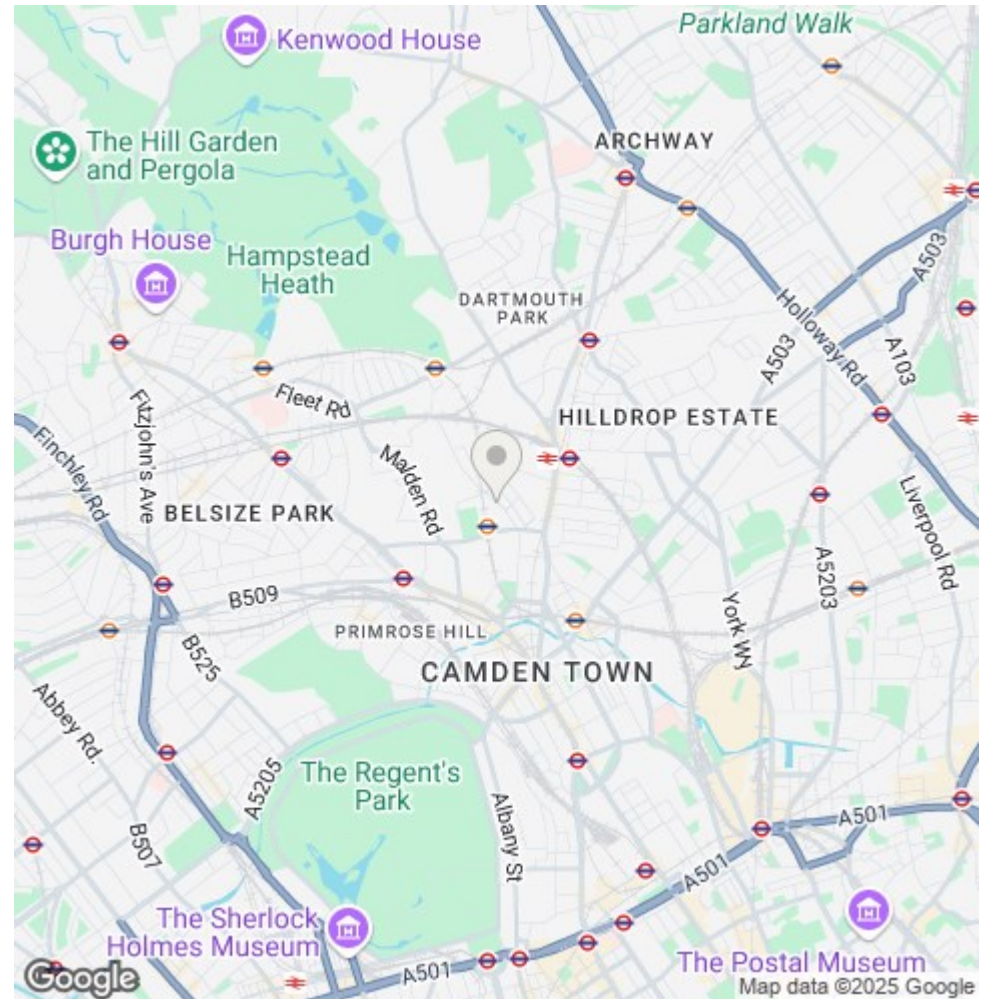
Approximate Gross Internal Area 54.2 sqm / 583 sqft



Ground Floor

THIS FLOOR PLAN IS PRODUCED FOR PARKHEATH SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given is initial guidance only and should be treated as such.



The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact. The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. All measurements are approximate