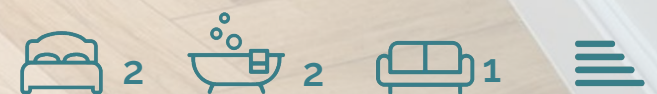




**166 Grafton Road**  
, London, NW5 4BA  
**£4,000**



# 166 Grafton Road, London, NW5 4BA

N & N Properties are proud to present this luxurious 2-bedroom, 2-bathroom apartment in the heart of Kentish Town.

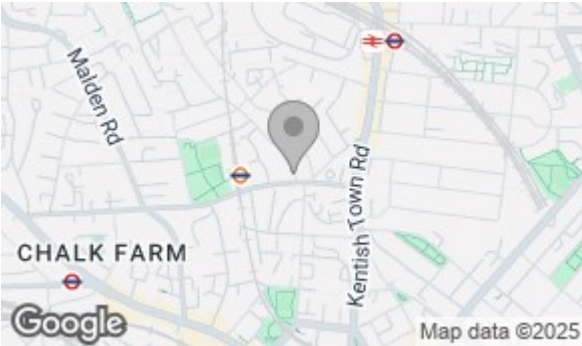
This stylish home features two spacious double bedrooms, a bright living area with a sofa bed for extra guests, and two modern bathrooms for added convenience. Residents also have access to a communal terrace, perfect for relaxing and socialising.

### Excellent Transport Links:

Kentish Town Station (Northern Line & National Rail) – 5 min walk  
Camden Town & Tufnell Park Stations nearby  
Multiple bus routes offering easy access to Central London



## Area Map



## Floor Plan

## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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