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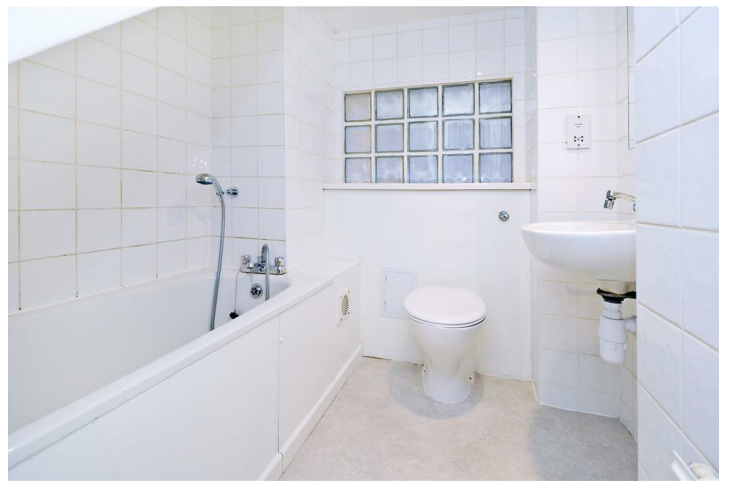
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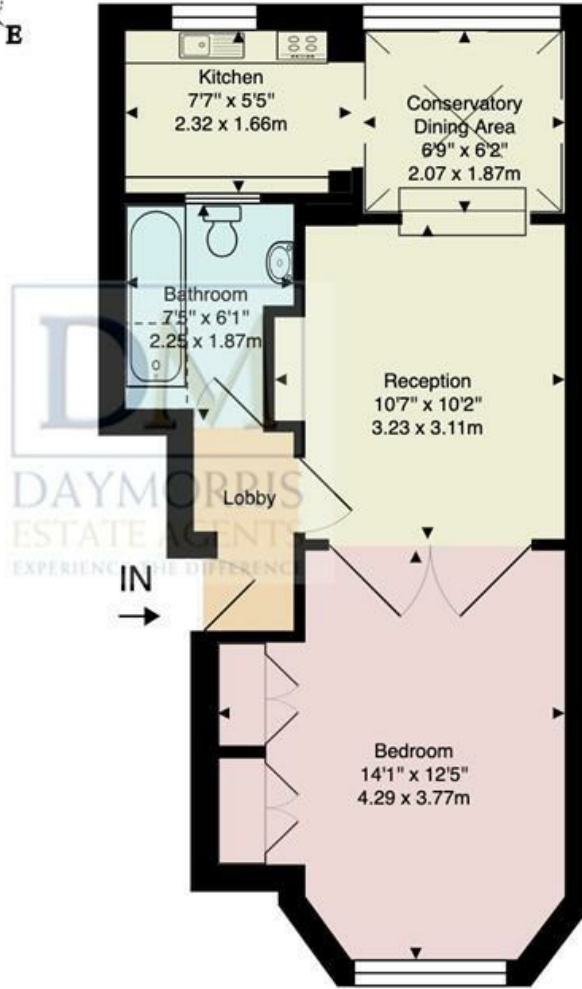
## **Grafton Terrace, West Kentish Town, NW5, NW5 4HY**

**£375,000**

This attractive one bedroom flat is set on the raised ground floor of a Victorian property, forming part of a charming terrace. The flat provides one double bedroom, reception and a separate kitchen, and is located on a quiet residential street just a short walk from Hampstead Heath, Chalk Farm (Northern line) station, and the 24 bus route on Malden Road, which provides quick and easy access to the West End. Joint Agents with Stella Lange.



# Grafton Terrace NW5



Raised Ground Floor

Approx. Gross Internal Area: 401 ft<sup>2</sup> ... 37.2 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance  
only and must not be relied upon as a statement of fact.  
(c) Peninsula Surveys Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	81
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		79	87
England & Wales			