GRAFTON YARD, NW5
£575,000 LEASEHOLD

A delightful two bedroom flat, set on the first floor of a building set in a gated development, together with a terrace walkway.









Grafton Yard is situated off Prince of Wales Road, which is located off Kentish Town Road, nearest tube stations being Kentish Town & Camden Town (both Northern Line), and close to Kentish Town West Overground station, Kentish Town Thameslink, bus services, shops, cafes, restaurants and the Camden Town area for its attractions including Camden Lock and Camden Market alongside The Regents Canal.

The flat, which is set above commercial premises offers well-proportioned living accommodation and comprises a reception room with access to a kitchen, two bedrooms (one with an en-suite shower room and both fitted wardrobes) and a bathroom. The flat also has access to a terrace walkway.

TENURE: **983 Years Lease from 1st September 2015 – (to 28th September 2998)**
We understand the flat is being sold leasehold together with a share in the head lease – Solicitors to confirm

GROUND RENT: a peppercorn

SERVICE CHARGE: £1502.42 for period 01.01.25 to 30.06.25 for various communal charges

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Parking: To be confirmed

Utilities: To be confirmed

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, G Network, Hyperoptic, with a good level of mobile phone coverage.

Construction Type: We have been advised by the owner brick

Heating: To be confirmed

Notable Lease Covenants & Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to bring into or keep at the demised premises any bird, dog or other animal which may in the opinion of the Freeholder be or become a nuisance or annoyance to the Freeholder or Tenants or the occupier of any other flat in the building.

Council Tax: London Borough of Camden - Council Tax Band: E (£2,697.59 for 2026/27).









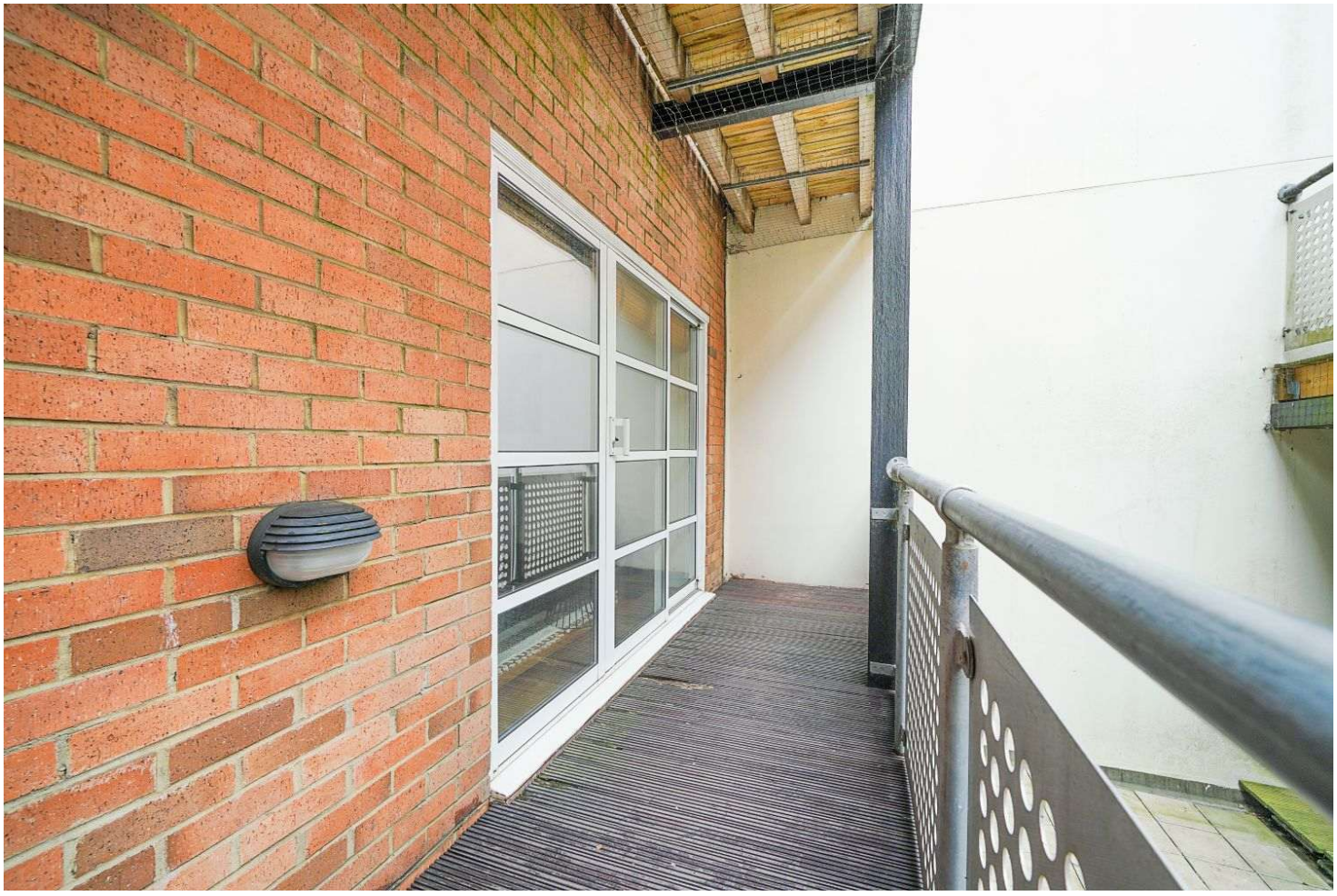






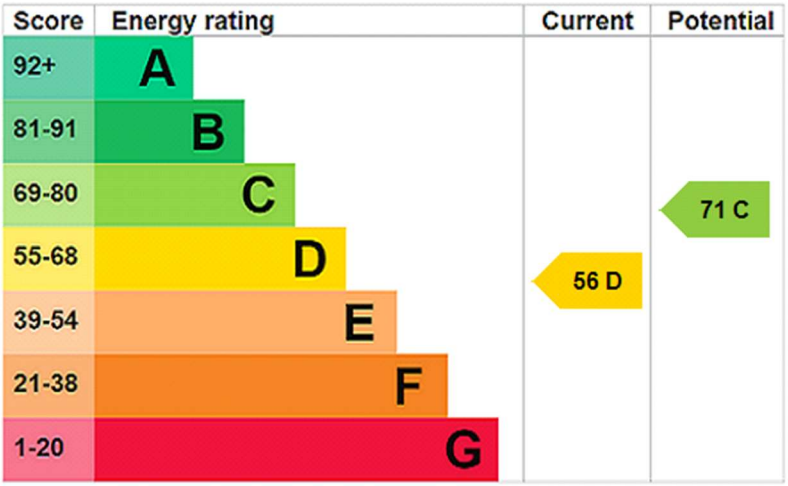






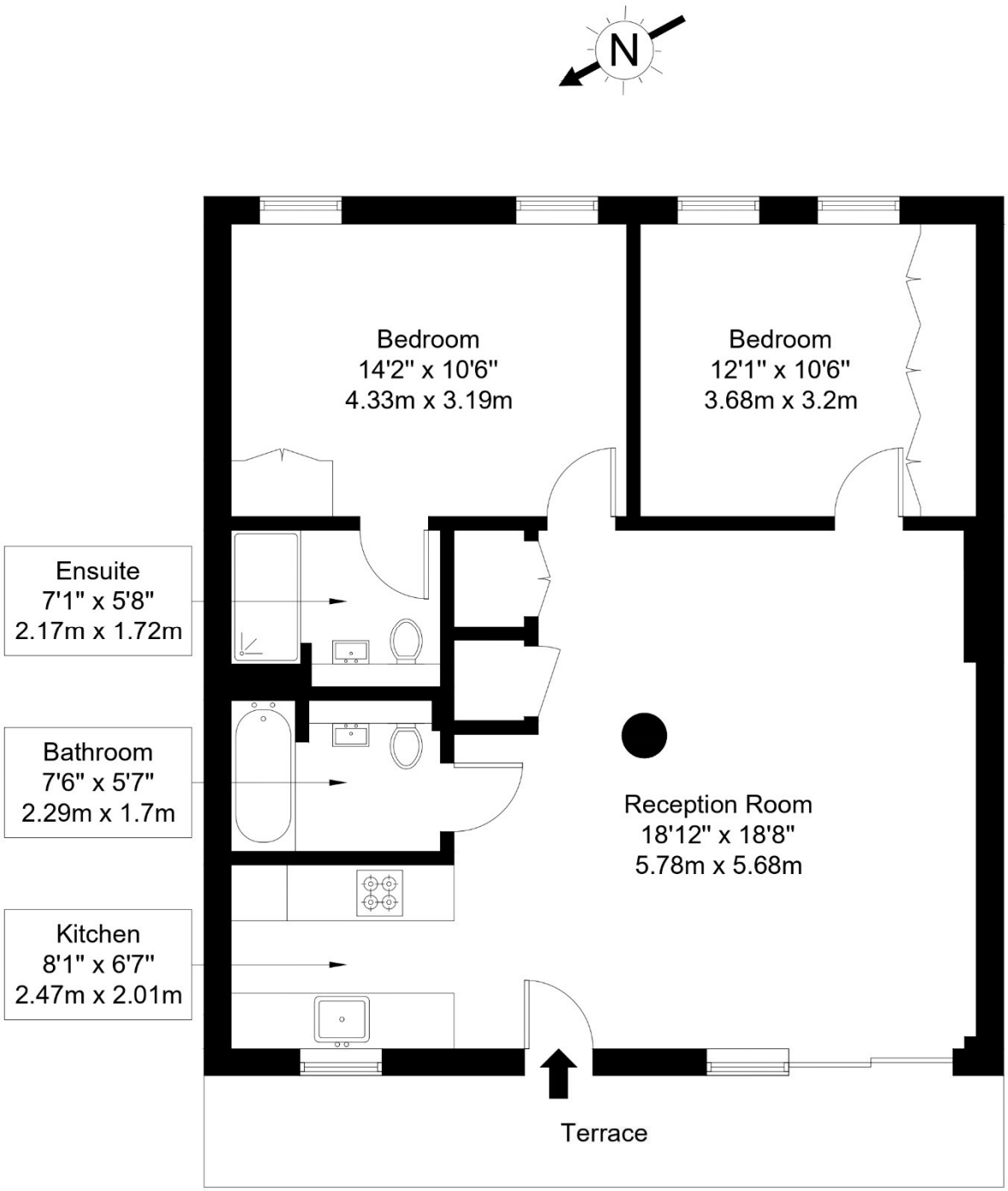
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.



Grafton Yard, NW5 2NF

Approx Gross Internal Area = 73.7 sq m / 793 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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