

**GRAFTON ROAD NW5
OFFERS IN EXCESS OF
£650,000 LEASEHOLD**

**A delightful two bedroom flat set on the second floor of
an attractive building, offering spacious accommodation
in Kentish Town.**





The property is located along Grafton Road, nearest tube stations being Kentish Town and Chalk Farm (both Northern line) and nearby overground stations include Gospel Oak, Kenitsh Town West and Kentish Town Thameslink. The property is close to Parliament Hill Fields with Hampstead Heath beyond and not too far to the Belsize Park area, the Primrose Hill area and the Camden Town area including Camden market alongside The Regents Canal.

The flat offers well-proportioned living accommodation and comprises a large reception room including a space for a dining area (with access from the reception room to a slim balcony to the rear) and with access to a kitchen, a bathroom and two bedrooms both with fitted wardrobes.

TENURE:	125 Years Lease from 1st December 2000
GROUND RENT:	£200p.a and increasing throughout the term of the lease
SERVICE CHARGE:	£2759.15- Period 29.09.24 to 28.09.25 For insurance and other communal charges
Parking:	We have been advised by the owner a residents parking permit could possibly be acquired from the council. Please make your own enquiries.
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, G Network, Virgin Media, with a good level of mobile phone coverage.
Construction Type:	To be confirmed
Heating:	We have been advised by the owner a combi boiler

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal or bird may be kept in the property without the consent of the Freeholder which should not be unreasonably withheld.

Council Tax: London Borough of Camden - Council Tax Band: E (£2,574.44 for 2025/26).













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.

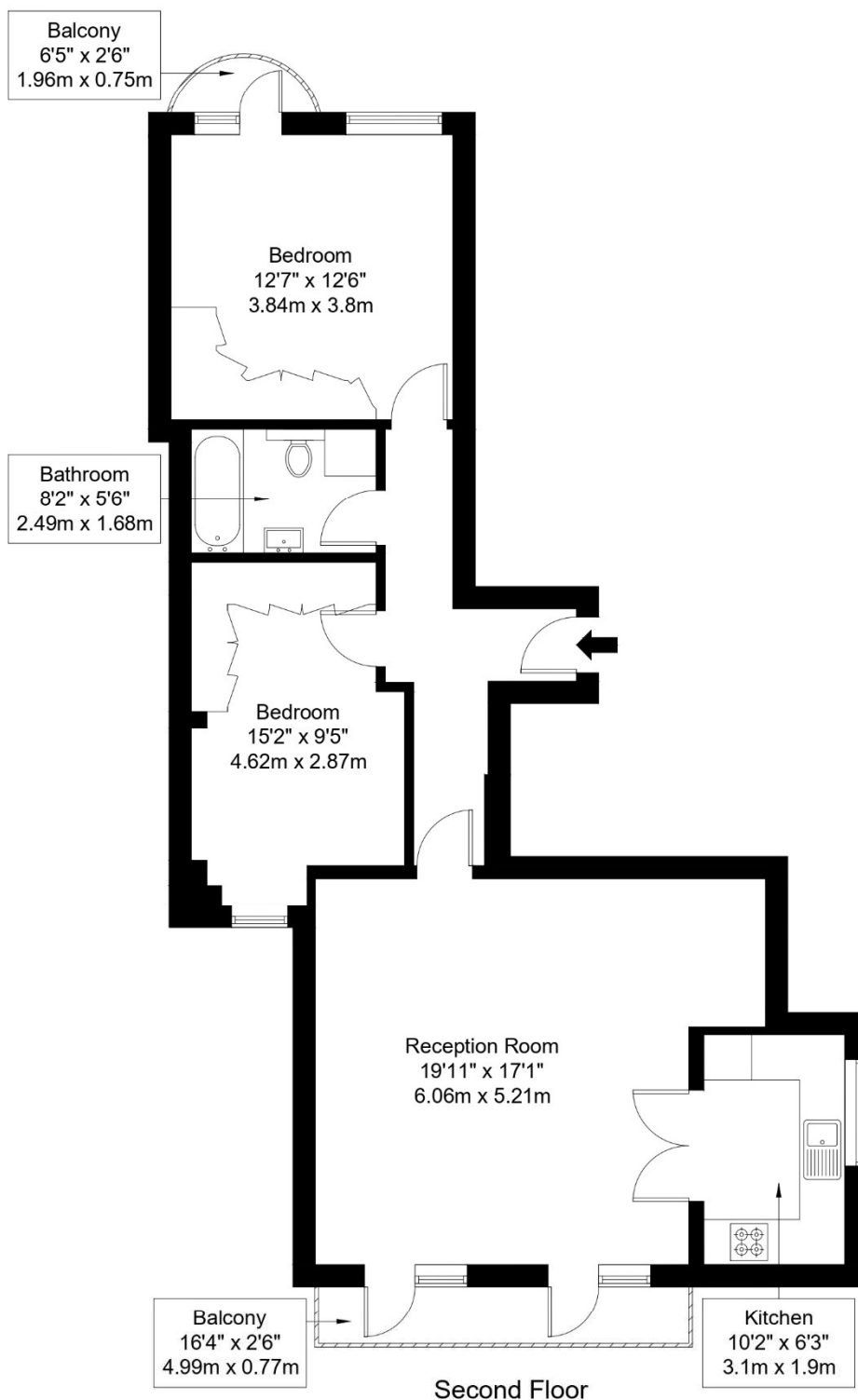
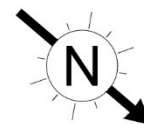
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Grafton Road, NW5 4BA

Approx Gross Internal Area = 74.8 sq m / 805 sq ft

Balconies = 4.9 sq m / 53 sq ft

Total = 79.7 sq m / 858 sq ft



Ref :

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PLAN**

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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