



Grafton Road, Kentish Town  
**Asking price £384,999**

90-93 Plender Street, London, NW1 0JL

**Tel:** 020 7388 5504

**Email:** camden@victorstone.co.uk

**Web:** www.victorstone.co.uk

An opportunity to secure this extremely well presented TWO BEDROOM first floor apartment in a low rise purpose built block located in this cul-de-sac location offering bright and spacious accommodation with the added benefit of a private balcony and access to communal gardens. Further benefits include modern kitchen fittings and integrated appliances, gas central heating, full bathroom suite, double glazed windows and an abundance of storage space. The block is ideally located close to excellent local amenities, Kentish Town Northern Line and First Capital Connect station is within reach as are local bus services.

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### Hall

Entrance phone, phone point, radiator and storage cupboards.

### Reception/Kitchen

**25'10 x 10'6 (7.87m x 3.20m)**

Ample power points, double glazed doors leading to balcony, radiator and T.V point. / Kitchen, laminate wood flooring, wall and base units, plumbing for washing machine, sink with drainer unit and mixer tap, electric oven and four ring hob with up and over extractor fan, ample power points and tiled splash area.

### Bedroom

**16'9 x 9' (5.11m x 2.74m)**

Double glazed windows to rear aspect, ample power points, radiator and door leading to balcony.

### Bedroom

**16'9 x 6'7 (5.11m x 2.01m)**

Double glazed windows to rear aspect, ample power points, radiator and door leading to balcony.

### Bathroom

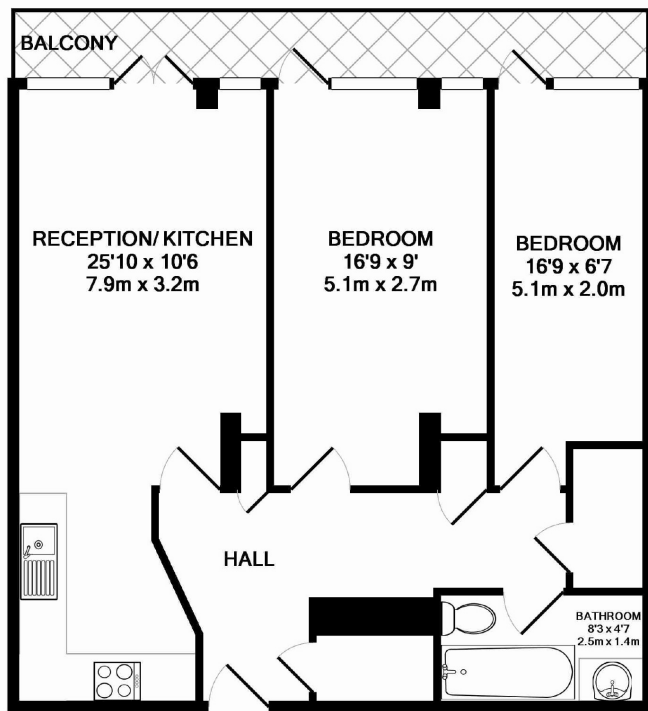
**8'3 x 4'7 (2.51m x 1.40m)**

Tiled floor and splash area, wash basin, vanity unit, panelled bath with mixer tap overhead shower attachment, W.C.

### Balcony







1ST FLOOR

GRAFTON ROAD NW5  
TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only

