



Grafton Terrace, London - NW5 4JD  
£3,500 pcm

**DAVID  
ANDREW** | your  
most  
valuable  
asset

This beautifully presented four-bedroom apartment, arranged over two levels, offers a superb blend of space, comfort and style in the heart of Kentish Town, a leafy residential area known for its village feel, independent cafés, green spaces and excellent transport links into central London. Please note: In accordance with current licensing requirements, the property is suitable for occupation by a family, a couple, two professional sharers, two couples, or a couple with one additional sharer. Spanning approximately 1,085 sq ft (100 sq m), the property features a generous reception room ideal for relaxing or entertaining, a fully fitted kitchen with dining area, and an abundance of natural light throughout. The accommodation comprises two double bedrooms, two additional guest rooms ideal for home office use, a modern bathroom, and a private patio garden, with a combination of wooden flooring and soft carpets adding warmth and character. The property is offered furnished and is available from 10 March.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Bedrooms
- Private Patio
- Comprising 100.8 sq mt / 1.085 sq ft
- Spacious Reception Room
- Wooden Flooring Throughout
- Fully Fitted Kitchen
- Double Glazed Windows
- Walking Distance to Belsize Park and Kentish Town West Stations
- Offered Furnished
- Available from 10th of March







# Grafton Terrace, NW5

Approximate Gross Internal Area = 1079 sq ft / 100.2sq m

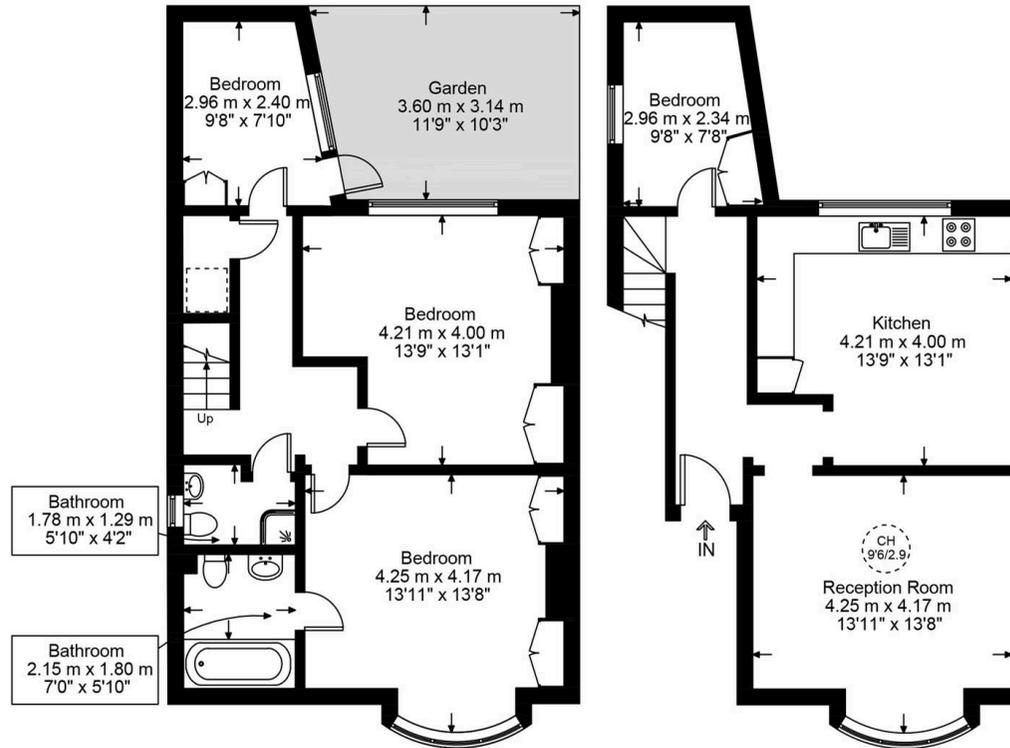
Reduced Headroom = 5.8 sq ft / 0.54 sq m

Total = 1085 sq ft / 100.8 sq m

# DAVID ANDREW

your most valuable asset

 = Reduced headroom below 1.5m/ 5' 0



Lower Ground Floor

Upper Ground Floor

### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

