



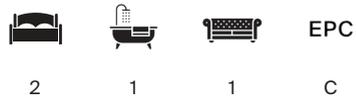
# GRAFTON TERRACE

NW5



## AN EXCEPTIONAL TWO-BEDROOM DUPLEX HOME

A charming apartment set within a mid-terraced period property, complete with its own private entrance.



Local Authority: London Borough of Camden

Council Tax band: E

Tenure: Share of freehold, with approximately 974 years remaining

Service charge: \*

**Guide Price: £800,000**

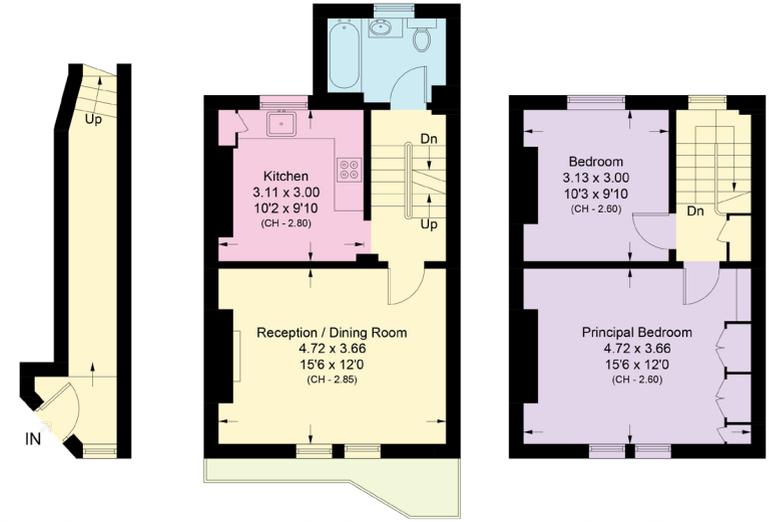


The home has been thoughtfully designed to a high specification throughout and is arranged over two spacious floors, featuring its own private entrance and beautifully considered architectural details.

The first floor offers a beautifully designed separate kitchen with ample storage and space for a seating area. Adjacent to the kitchen is a generous living room that provides a warm and inviting setting, enhanced by abundant natural light from its south-facing aspect. A well-appointed family bathroom completes this level.

On the second floor, there are two well-proportioned bedrooms. The principal bedroom benefits from exceptional fitted wardrobes and offers generous space. The second bedroom, currently used as a study, is also well-sized and versatile.

\*Please note, the service charge usually only includes the share of building insurance, with any works to the building being discussed as required. We have not been made aware of any upcoming significant works, and you should make your own enquiries.



Ground Floor

First Floor

Second Floor

Approximate Gross Internal Area = 78.1 sq m / 840 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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