

# Fashion Apartments, Gafton Road

Kentish Town, NW5

WAYNE & SILVER



## The Property

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A well-presented top-floor lateral two-bedroom, two-bathroom apartment extending to approximately 732 sq ft / 68 sq m, with private outside space.

This well-proportioned apartment is filled with natural light and features a spacious open-plan reception and kitchen with double doors leading onto a large private terrace. The principal bedroom benefits from an en-suite bathroom and fitted storage, alongside a further double bedroom and family bathroom.

Set within a converted former warehouse, this lift-serviced block is ideally located for the amenities of Kentish Town and is within approximately a 10-minute walk of Kentish Town Station (Northern Line and National Rail).

# Key Features

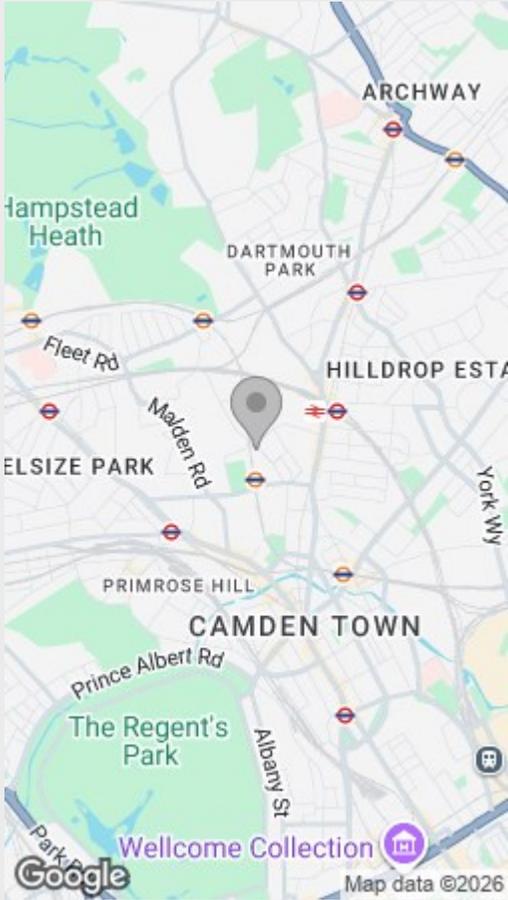
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- 2 bedrooms, 2 bathrooms
- 732 sq ft / 68 sq m
- Private Terrace
- Lift serviced block





# Location



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## 55 Grafton Road

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**£625,000**

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BEDROOMS	BATHROOMS
2	2

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INTERNAL  
**732.00 sq ft**

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EPC  
**B**

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LOCAL COUNCIL	TAX BAND
Camden	E

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TENURE	YEARS REMAINING
Leasehold	114

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# Floorplan & EPC

£625,000

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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2ND FLOOR

### FASHION APARTMENT

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

For Illustration Purposes Only Not To Scale Floor Plan produced for Stones Residential by Chik Chak Limited. This floor plan is intended as a guide only and its accuracy is in no way guaranteed. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract. Areas, measurements or distances quoted are approximate and should in no way be the basis of any sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

# WAYNE & SILVER

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