

HUNTERS[®]

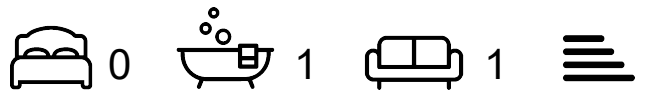
HERE TO GET *you* THERE



1-3 Grafton Road

London, NW5 3DX

£1,650 Per Month



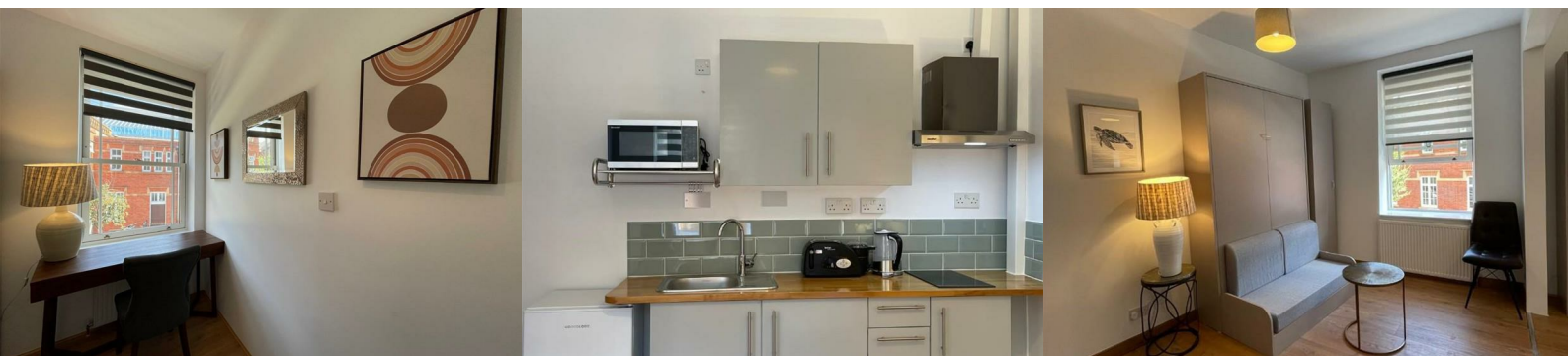
Located in the heart of Kentish Town, this bright and modern studio flat offers convenience, comfort, and style in a recently refurbished building (2024). Ideal for a single occupant or a couple, the flat is fully equipped and thoughtfully designed for modern living.

The studio features a fully fitted kitchenette, an open-plan living/sleeping area with a sofa bed, and a dedicated office space, perfect for working from home. The flat is front-facing, allowing for great natural light throughout the day.

Included is a private external bathroom, exclusively for this flat's tenant—offering both privacy and convenience.

All bills are included in the rent price: gas, electricity, water, broadband, and council tax – making budgeting simple and stress-free.

Situated just moments from Kentish Town High Street and directly opposite a gym, the location is unbeatable for access to shops, cafes, and transport links.



Travel

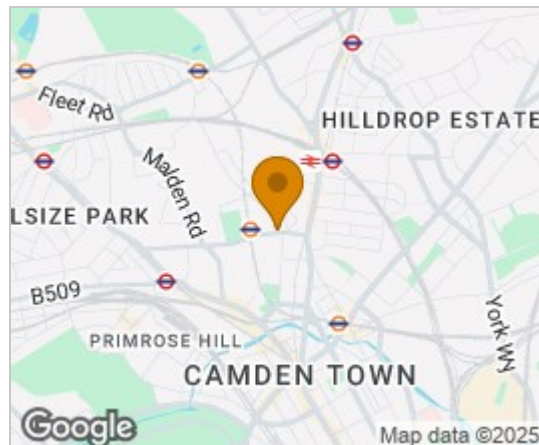
Nearest Train Stations:

- Kentish Town West (0.2 miles)
- Kentish Town (0.4 miles)
- Camden Road (0.6 miles)

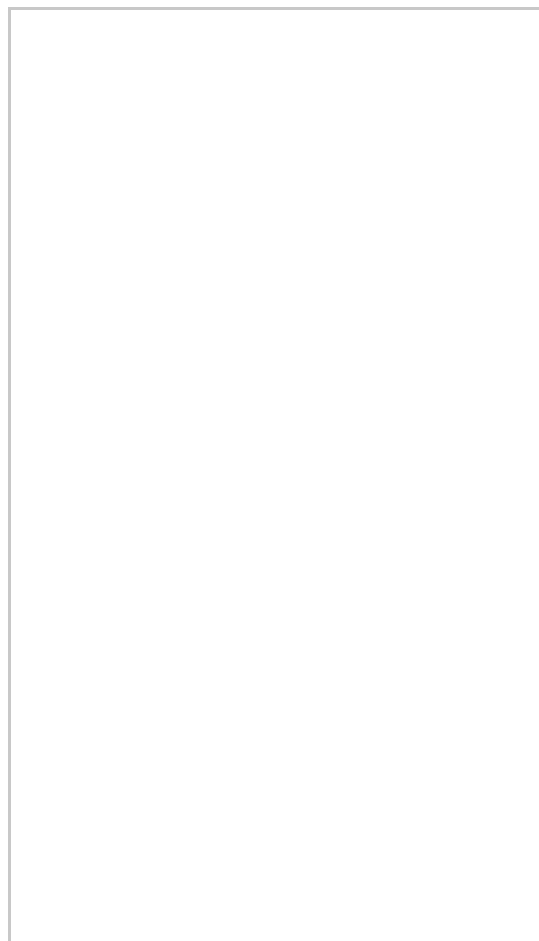
Additional Information

- Holding Deposit: £380.00
- Deposit Payable: £1,903.00

Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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