

# RANKIN x Kentish Town Penthouse



# GRAFTON ROAD — NW5



Guide Price £2,650,000

A British icon. A creative powerhouse. A unique collaboration.



CLICK TO  
**ENQUIRE**

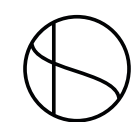


CLICK FOR  
**FULL LISTING**



GRAFTON ROAD — NW5

KITCHEN/DINING/RECEPTION



## GRAFTON ROAD — NW5



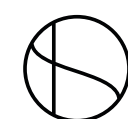
Rankin x Kentish Town Penthouse. A Penthouse designed in collaboration with, and curated by world renowned photographer, film director and publisher, Rankin.

Positioned above the Kentish Town studios of Rankin Creative, K.T.P is an authentic expression of Penthouse living. Direct lift access, two private terraces, floor to ceiling windows, far reaching views and a series of light filled, voluminous, open spaces.

Combining minimalist interiors with an industrial edge, K.T.P provides open plan spaces, and a large, southwest facing terrace. Perfect for large-scale entertaining, and a great backdrop for a burgeoning art collection.

Located in the heart of Kentish Town, a London neighbourhood rich in history, culture and art.

Whether it's drinks at the Camden Town Brewery or live music at the Kentish Town Forum. Contemporary art at The Zabłudowicz Collection. Walking the wild open spaces of Hampstead Heath, or swimming at the Parliament Hill Lido, K.T.P has you covered.



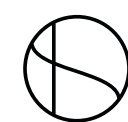
GRAFTON ROAD — NW5



PRINCIPAL BEDROOM



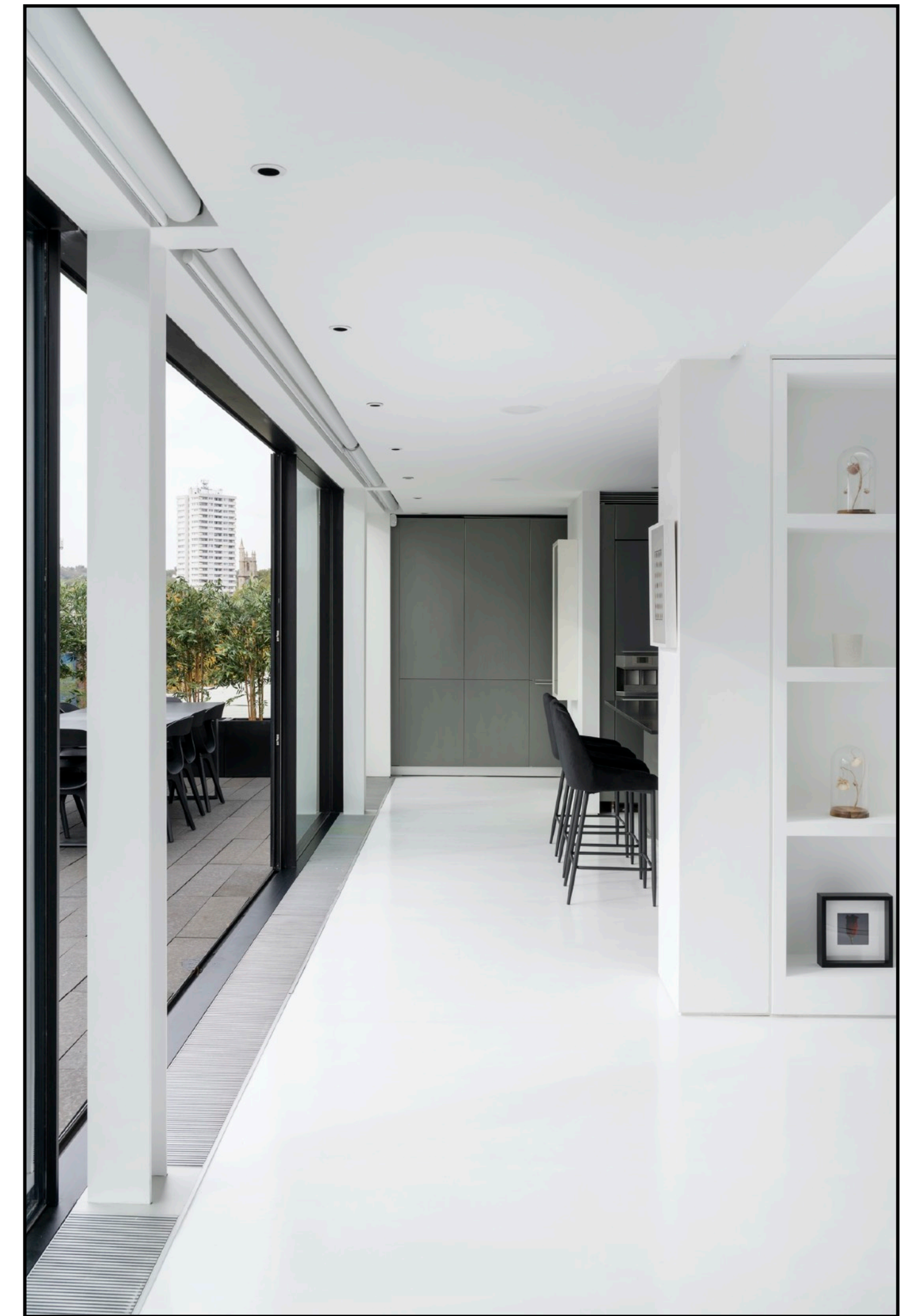
EN-SUITE BATHROOM



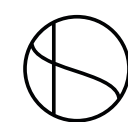
GRAFTON ROAD — NW5



KITCHEN



KITCHEN/TERRACE



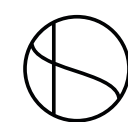
GRAFTON ROAD — NW5



TERRACE

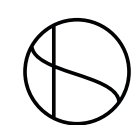
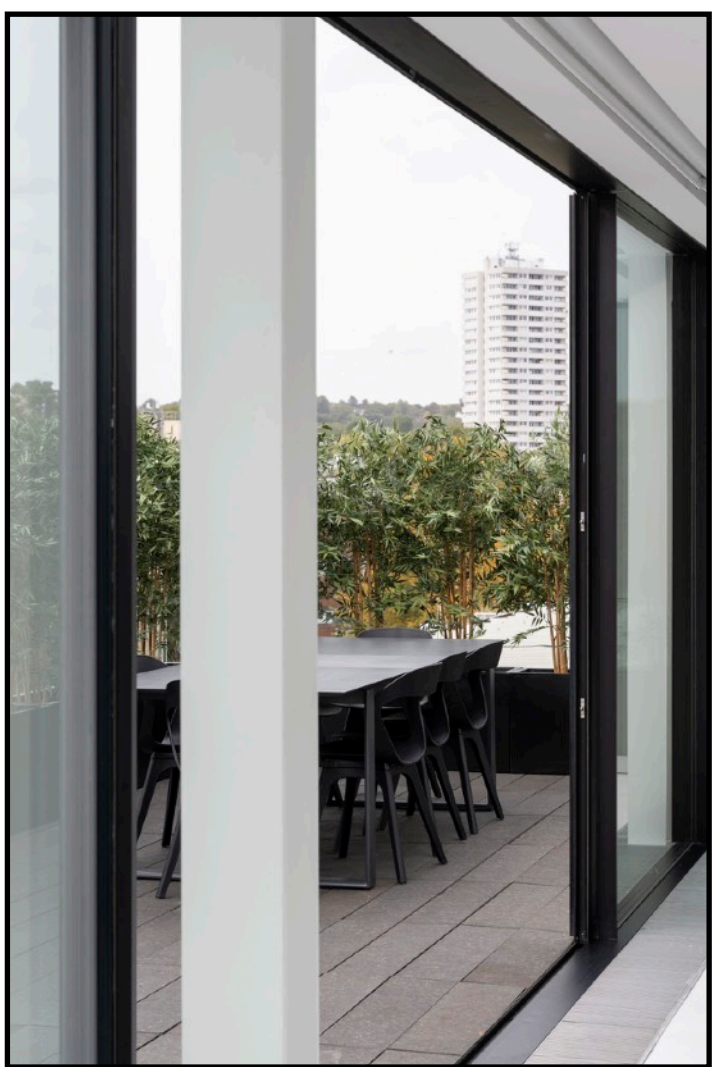
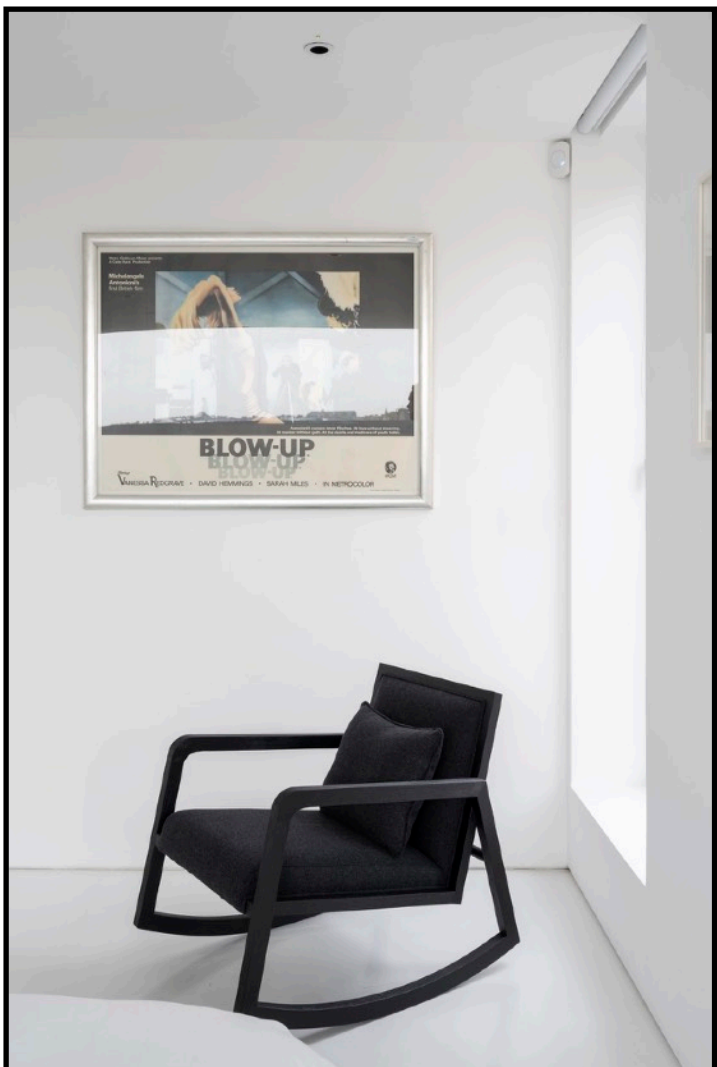
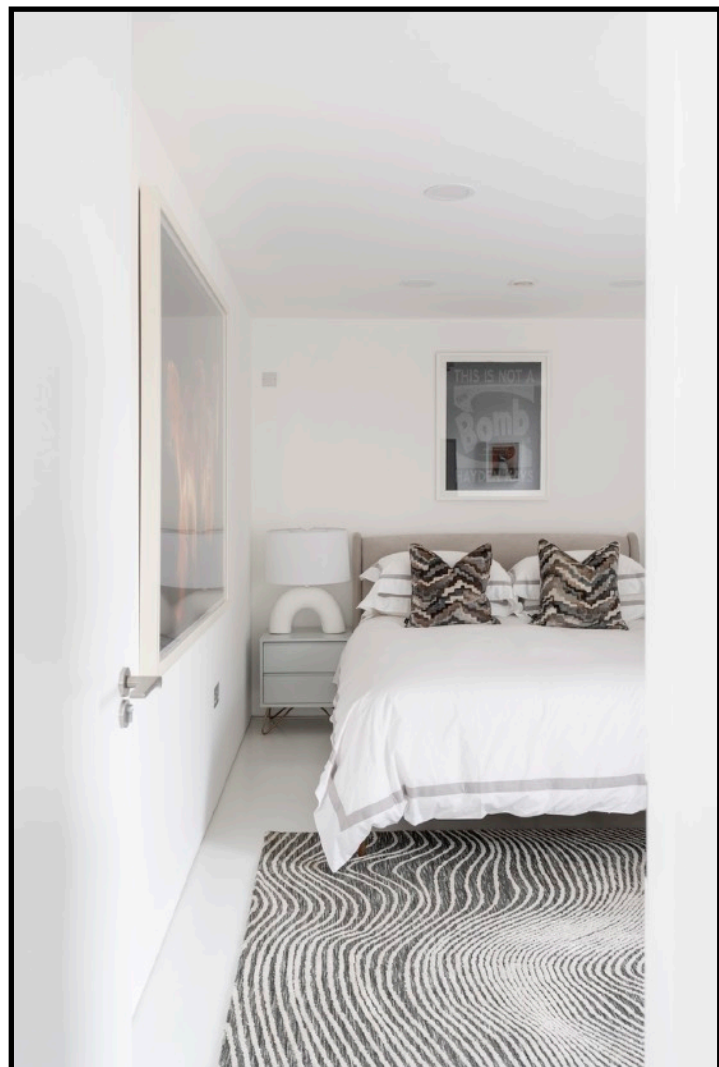
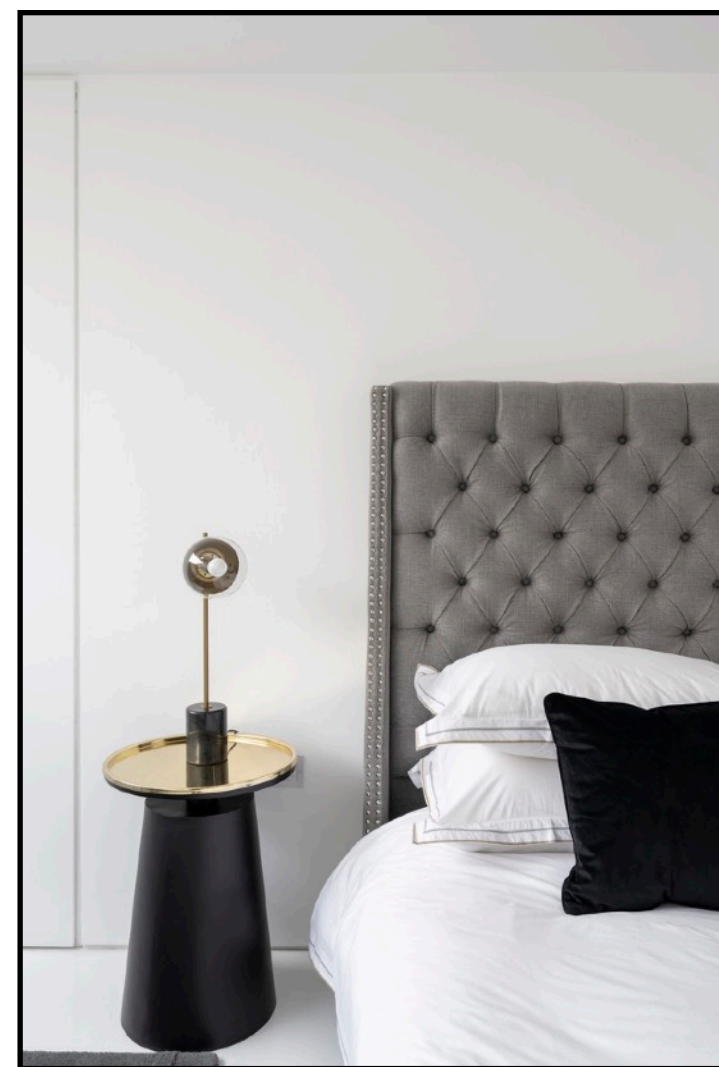
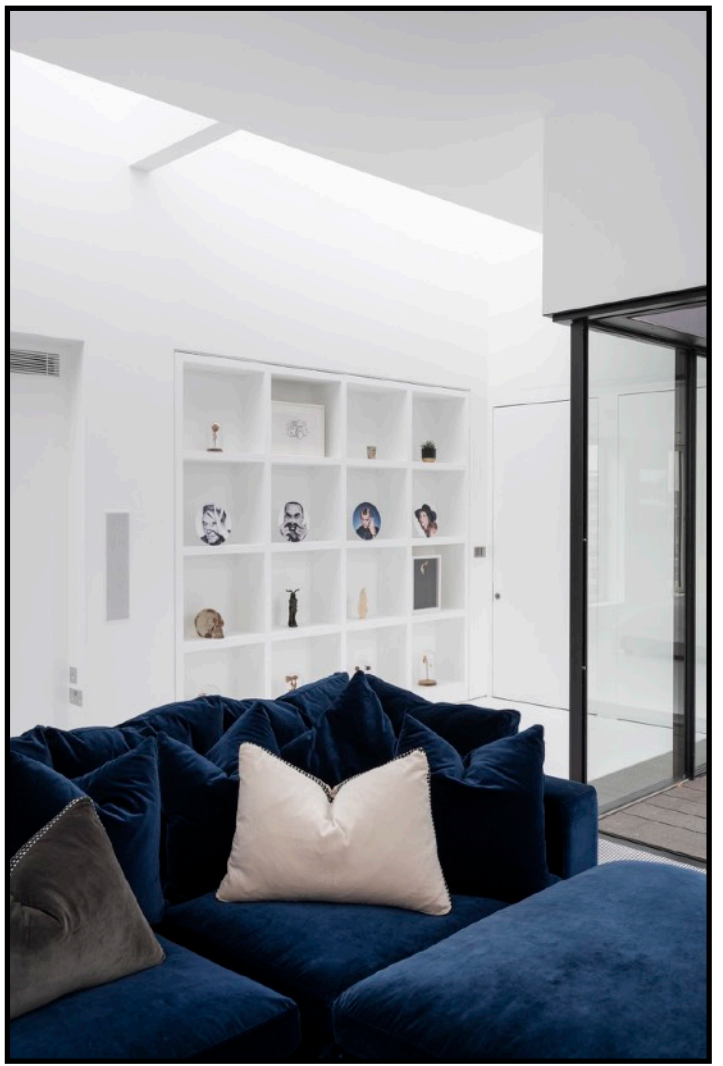
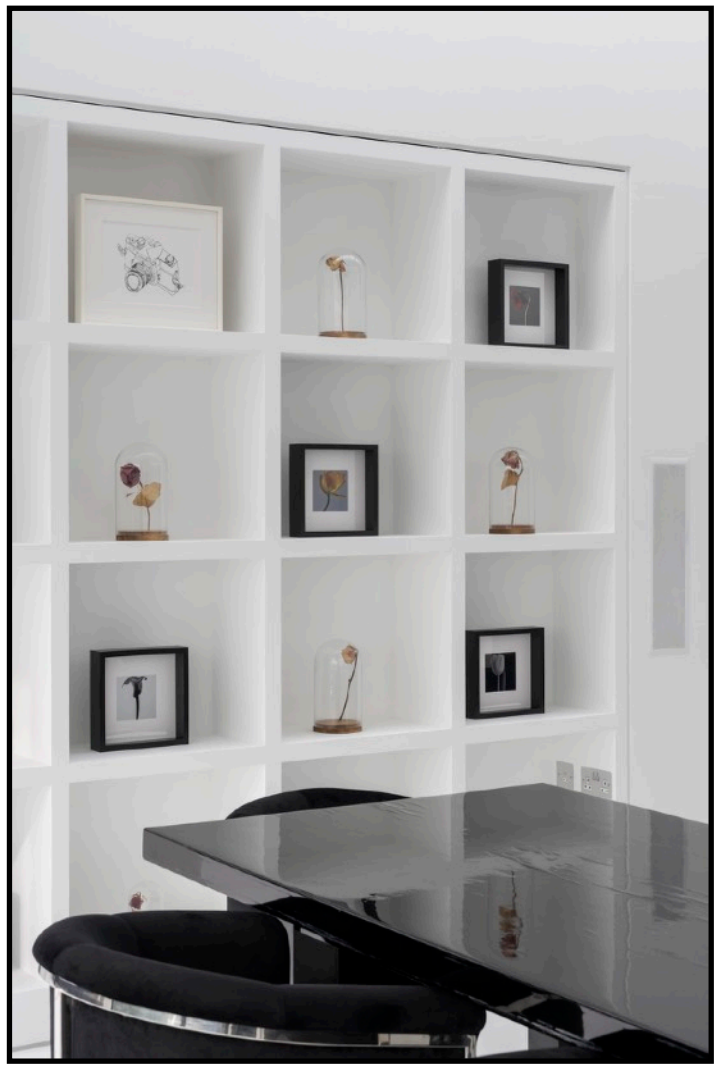
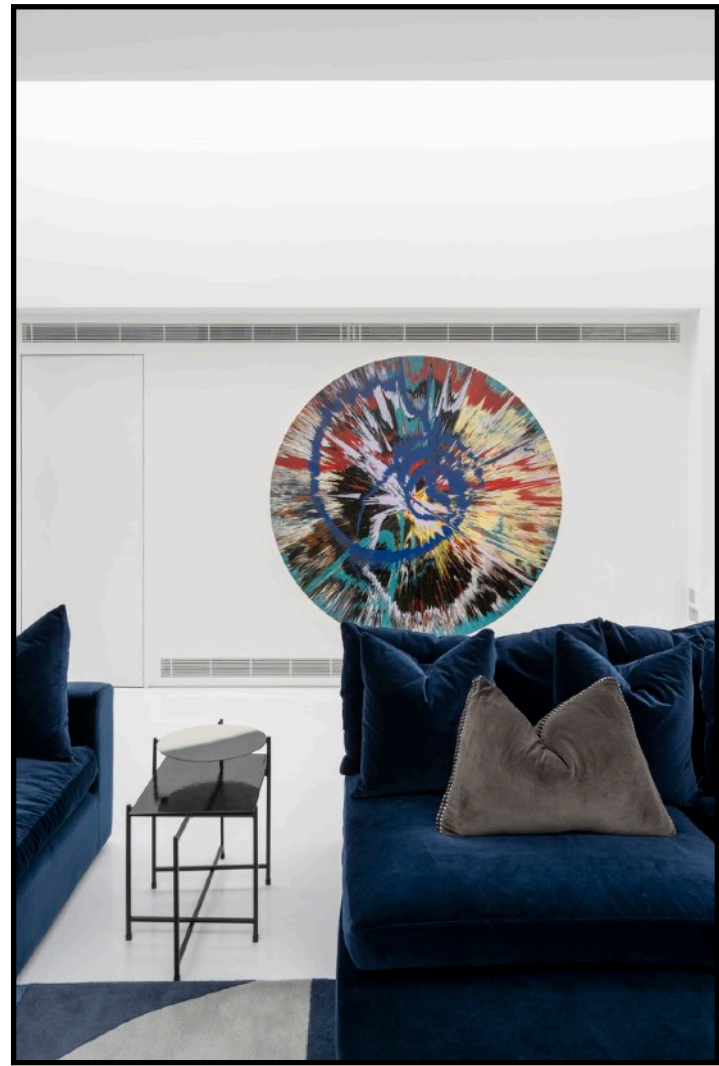
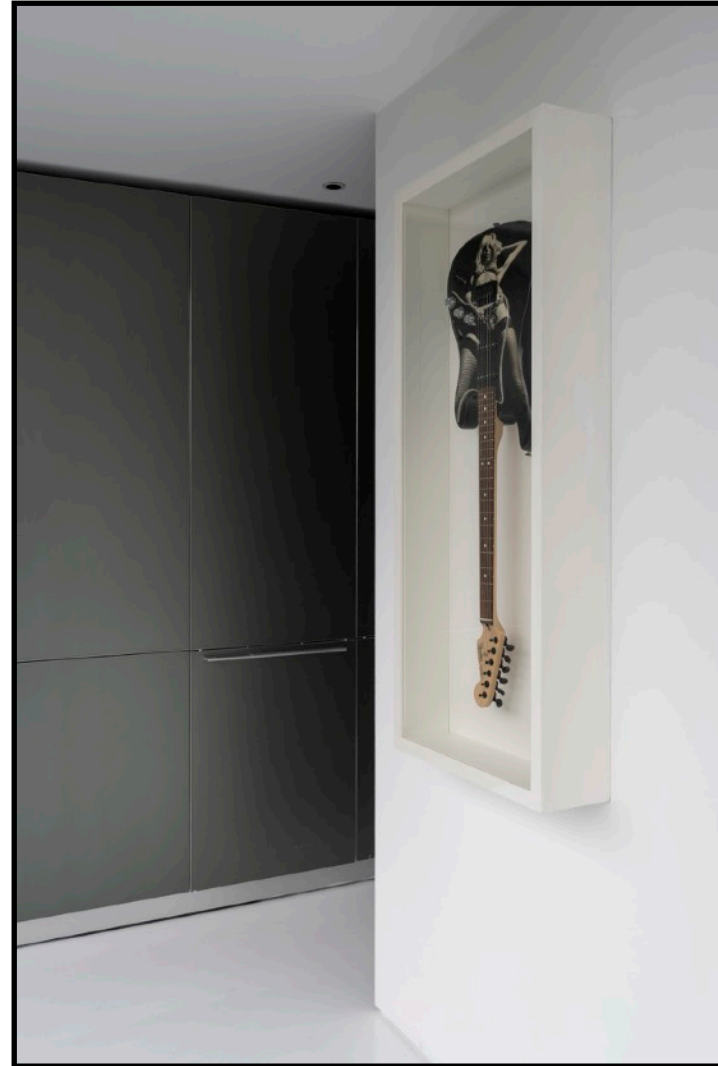
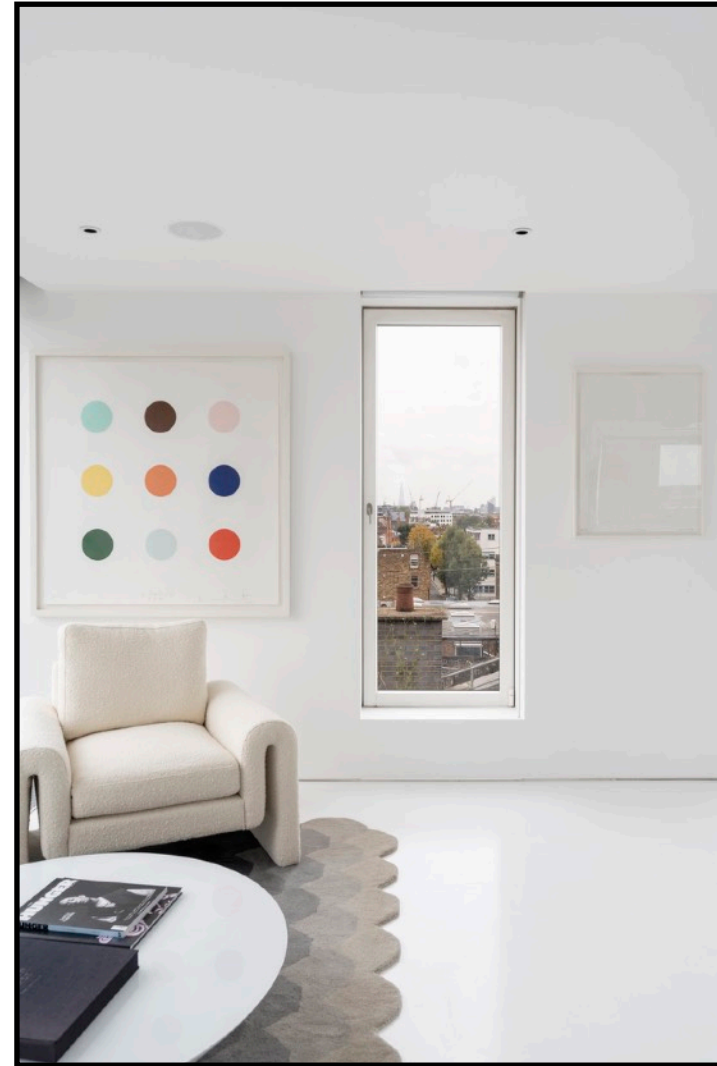


TERRACE

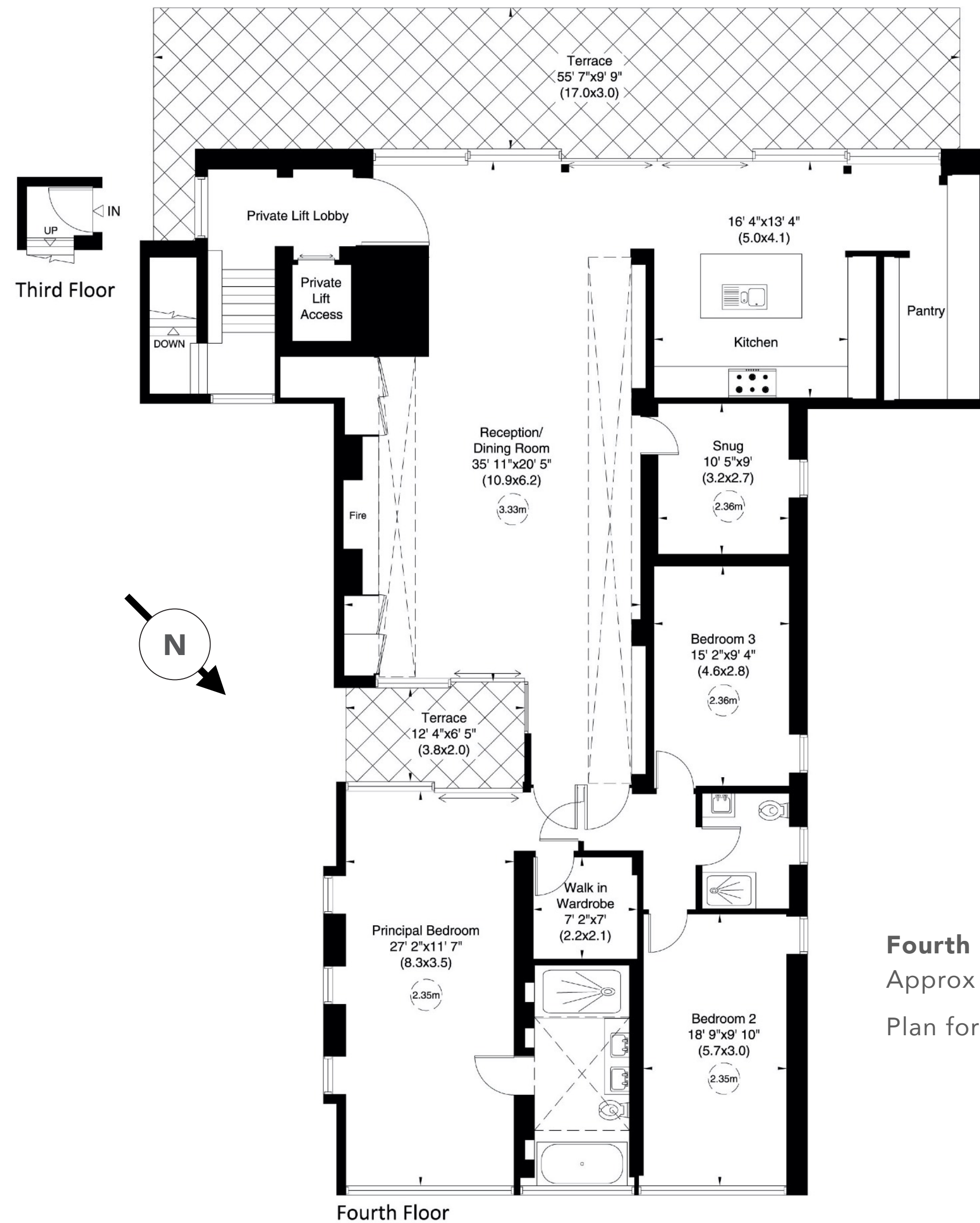




GRAFTON ROAD — NW5



# GRAFTON ROAD — NW5



## Accommodation

- Principal bedroom with en-suite bathroom and walk in wardrobe
- 2 further bedrooms
- Shower room
- Semi open plan, fully fitted kitchen
- Reception room incorporating dining area
- Snug
- Pantry

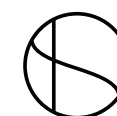
## Amenities

- Two private roof terraces
- Direct lift access
- Air conditioning
- Underfloor heating
- Integrated sound system

### Fourth Floor

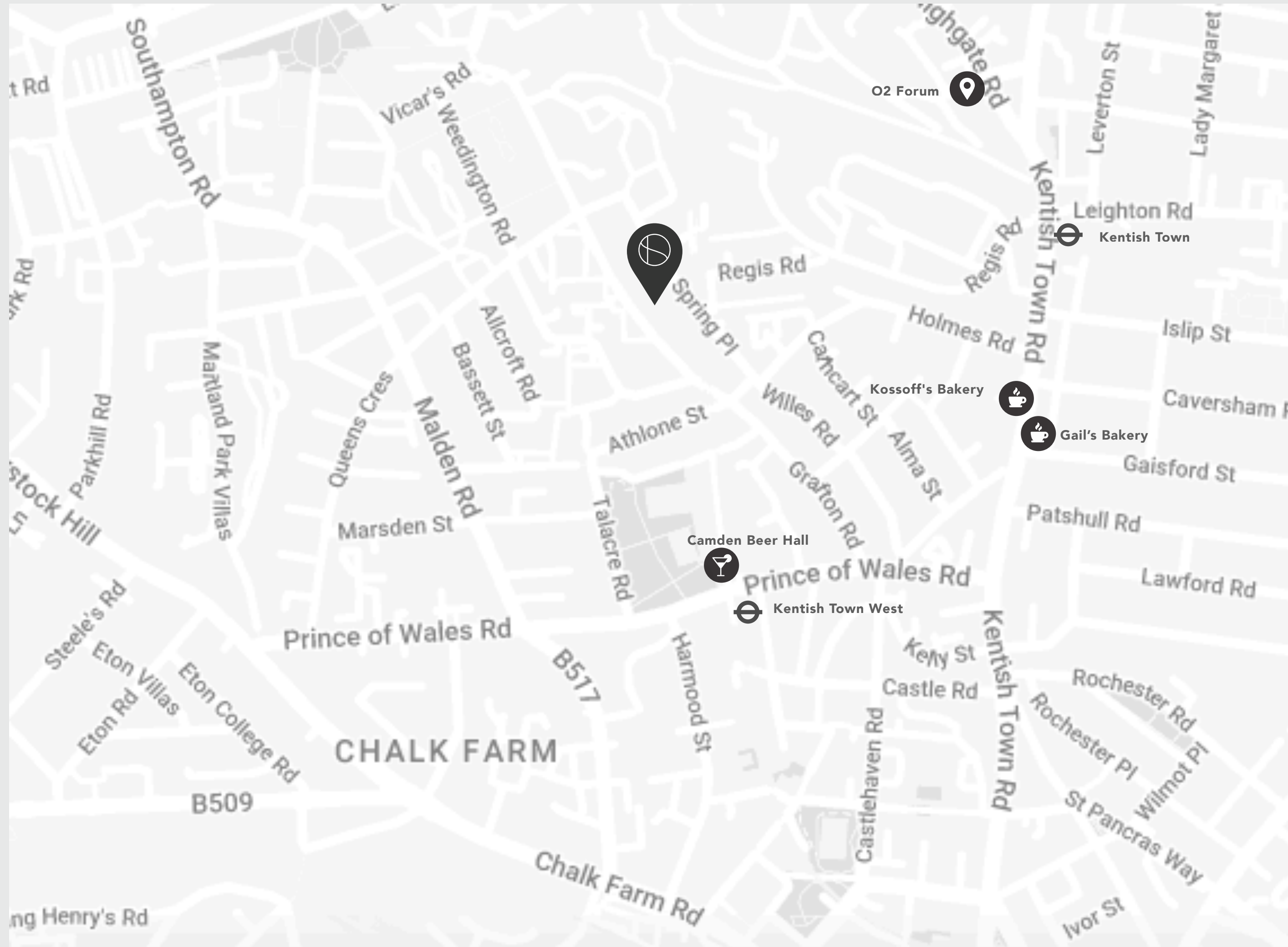
Approx Gross Internal Area **2455 Sq Ft** (228 Sq M)

Plan for illustration purposes only. Not to scale.



# GRAFTON ROAD — NW5

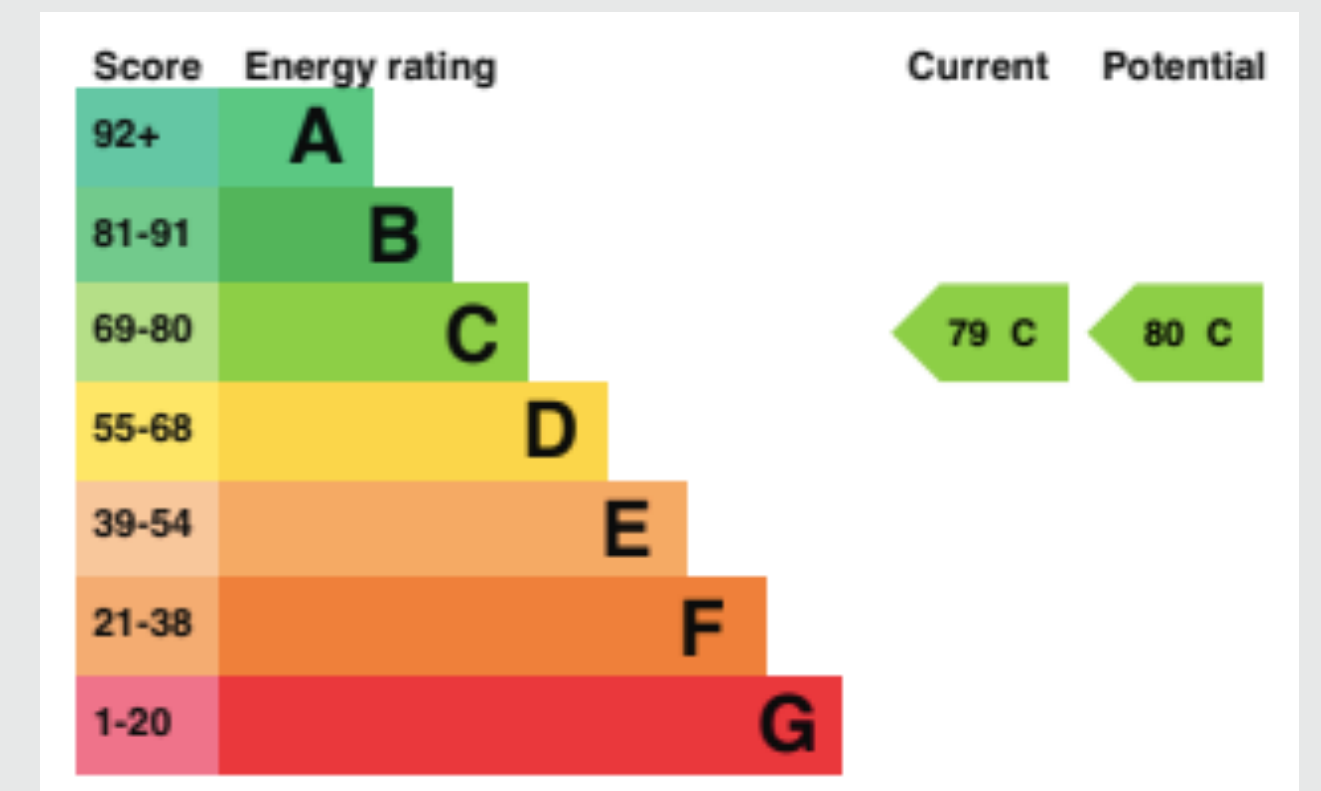
## Local Area



## Terms

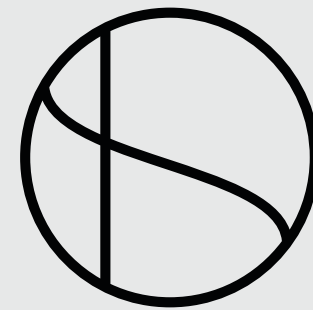
- **Tenure:** TBC
- **Annual ground rent:** N/A
- **Annual service charge amount:** N/A
- **Council Tax band:** F

## Energy Performance Certificate



# SIMON DEEN

## Real Estate



CLICK TO  
**ENQUIRE**



CLICK FOR  
**FULL LISTING**

Tel: **020 3005 3206** Email: **INFO@SIMONDEEN.COM**

The particulars of any property do not constitute an offer or contract or any part of one. You should not rely on statements by or on behalf of Simon Deen Real Estate in any particulars or otherwise expressed orally or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Simon Deen Real Estate nor any joint agent has any authority to make any representations about the property and accordingly any information provided is entirely without responsibility on the part of Simon Deen Real Estate, its officers or employees, or its client. Photographs and videos show only certain parts of properties as they appeared at the time they were taken. Any areas, measurements or distances provided are approximate only. Computer-generated images give only an indication as to how a property may look cannot be relied upon as an accurate representation as any particular matter. Any reference to alterations to, or use of, any part of a property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must satisfy themselves on the basis of their own investigations that these matters have been properly dealt with. Any indication on a map as to the position of a property is provided by third-party mapping software or applications and cannot be relied upon.