



University
of London

**Student
Homes**

Kentish Town

Grafton Road, London, NW5 4BJ

A spacious 4 bedroom flat available for students attending London Contemporary Dance School. Rooms available on individual tenancies.

- ❖ Grafton Road is a 4 bedroom flat, all bedrooms have double or $\frac{3}{4}$ beds: one bedroom is smaller than the other 3. The property has a spacious shared kitchen/diner, a communal bathroom and separate WC. There is a large balcony at the back of the flat that is accessible via rooms 1 and 2. The flat is light and neutrally decorated throughout.
- ❖ Tenancies for the 2018/19 academic year will begin on the 1st of September 2018 and will run through to the 29th of August 2019 (this is a 51 week tenancy).
- ❖ Rent varies based on the room size. Room 1 is £156.98 per week, an average of £680.25 per month, Rooms 2 & 4 are £148.86 per room week, an average monthly rent of £645.06, and Room 3 is £133.07 per week, an average monthly rent of £576.64. Heating and hot water rates are included in this price. For the other utilities (gas, electricity, water), and WIFI tenants need to set up accounts and pay for these.
- ❖ The flat is located close to local amenities and travel links – including the shops, restaurants, cafes, and eateries in Tufnell Park, Kentish Town & Camden. Hampstead Heath is located within a 5-10 minute walk. Numerous transport links are a short walk away.
- ❖ Based on you arriving at campus at 9am, commute times from Grafton Road are as follows: from 21 minutes by tube (Northern Line, Kentish Town), from 23 minutes by bus (route 24, 168 or 134), from 14 minutes by bicycle.

University of London Housing Services

4th Floor Student Central, 2 Malet Street, London WC1E 7HY

020 7664 4836 • <http://studenthomes.london.ac.uk>

[Rent a room online](#)

Photographs:



Room 1 –
Rear with
access to
balcony



Room 2 –
Rear with
access to
balcony



Room 4 –
Front
double
bedroom





Location:



Click on the map to access an interactive version

Student Homes Provide:

- ✓ Gas safety inspection certificate.
- ✓ Electrical installation inspection certificate.
- ✓ Energy performance certificate.
- ✓ Keys for the property – a set for each tenant.
- ✓ Peace of mind with comprehensive out of hours support, guidance & advice.
- ✓ Contents Insurance for you during your tenancy – this is in place through Endsleigh, details are on our website & will be provided in our welcome packs.

[Rent a room online](#)