



Well Located One Bedroom Apartment with Access to a 3 Acre Garden Oasis

Finchley Road, Hampstead, NW3

Guide Price £450,000 - Share of Freehold

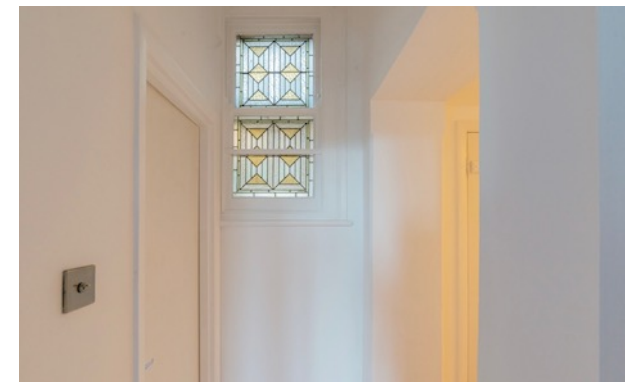
Guide Price **£450,000** - Share of Freehold

This well located one bedroom apartment benefits from access to a 3 acre garden oasis (by subscription) which has a rose garden and huge expanses of grassy areas. Perfect spaces for enjoying our long Summer evenings with friends and a bottle of wine! On the raised ground floor of this period conversion of 10 flats, this double glazed property has a good size lounge/diner, a double bedroom with built in wardrobes, a fully fitted galley style kitchen and a bathroom with overhead shower. Additionally, there is some attic space for luggage, golf clubs, boxes, etc. Located on the border of Hampstead and West Hampstead (but with a Hampstead postcode, NW3) this flat is approximately a 5 minute walk to the North London overground, a 12 minute walk to the Thameslink station, and an easy walk (or bus ride from just outside the flat!) to Finchley Road station (Jubilee and Metropolitan lines!). Hampstead Village is nearby too and Hampstead Heath just a 15 minute walk.



- Reception room
- Fully fitted kitchen
- Bedroom
- Bathroom
- Access to communal garden (by subscription)
- Mains water/sewerage/electric/gas
- Gas central heating

- *Camden Council Tax Band: D £1,900.16 PA*
- *EPC Rating: 68/D*
- *Approx Gross Internal Area: 527 sq ft*
- *Tenure: Share of Freehold - 999 years from 01/01/99 (2998)*
- *Service Charge: Approx £2,300 PA*
- *Ground Rent: TBA*





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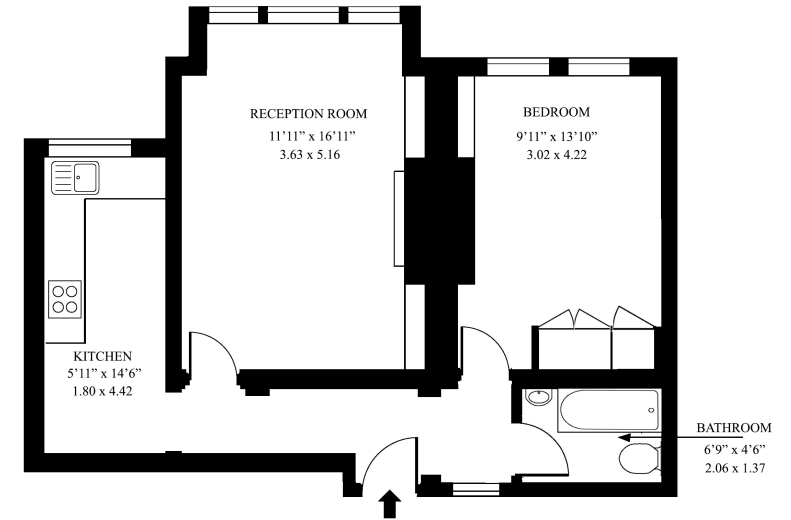
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Approx Gross Internal Area: **527 Sq Ft / 49 Sq M**

Finchley Road NW3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Raised Ground Floor

Approx Gross Internal Area 527 sq ft - 49.0 sq m

Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale.

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