



Naturally Bright One Bedroom Apartment in Purpose Built Block in South Hampstead

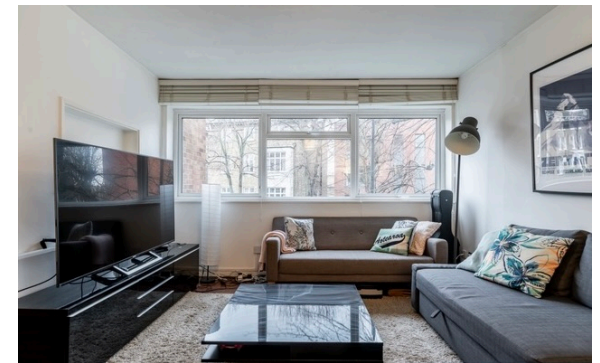
Cecil Court, Acol Road, South Hampstead, NW6

Price £525,000 - Leasehold

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A delightful one bedroom apartment set on the first floor (with lift) of a well maintained purpose built block located in the heart South Hampstead. Flooded with natural light throughout, the property comprises of a spacious reception room with dining area, separate fitted kitchen, a double bedroom and a tiled shower room. The property further benefits from double glazed windows throughout, wood floor, allocated private parking for one car and well-maintained communal areas. Acol Road is a quiet and tree lined residential road in the ever popular South Hampstead conservation area. Located conveniently within close proximity of Finchley Road, West End Lane in West Hampstead and St Johns Wood taking advantage of its vast array of shops and amenities as well as unrivalled transport links including Thameslink and Underground train lines.

- Reception room with dining area
 - Fully fitted kitchen
 - Bedroom with fitted wardrobes
 - Shower room
 - Lift
 - Allocated off street parking for 1 car
 - Secure bike storage
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- *Camden Council Tax Band: D*
 - *EPC Rating: 50/E*
 - *Approx Gross Internal Area: 618 sq ft*
 - *Tenure: Leasehold Expires Sept 2160*
 - *Service Charge: £3,300 Approx PA*
 - *Ground Rent: Not Applicable*





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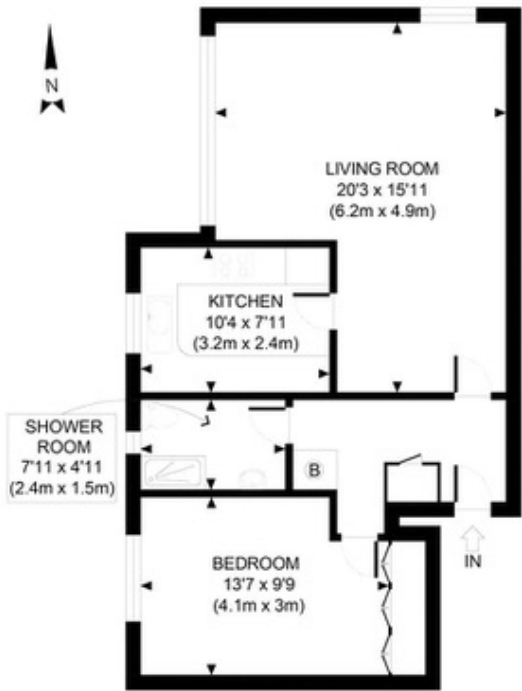
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Approx Gross Internal Area: **618 Sq Ft / 57 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 618 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQM
Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation