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Fallden Way, London, NW11 6JY

OIEO £500,000

4 Bedrooms 3 Bathrooms 1 Receptions

### Key Features

- Four Double Bedrooms
- Three Bathrooms
- Duplex Apartment
- Balcony
- Brookland School Catchment
- Close to Shops & Amenities

### Other Information

Tenure: Leasehold  
Length of Lease: 96 Years  
Ground Rent: £150.00 P/A  
Service Charge: £900.00 P/A  
Council Tax Band: D



### Nearest Stations

East Finchley Station 0.8 miles  
Golders Green Station 1.1 miles  
Finchley Central Station 1.1 miles

### Property Description

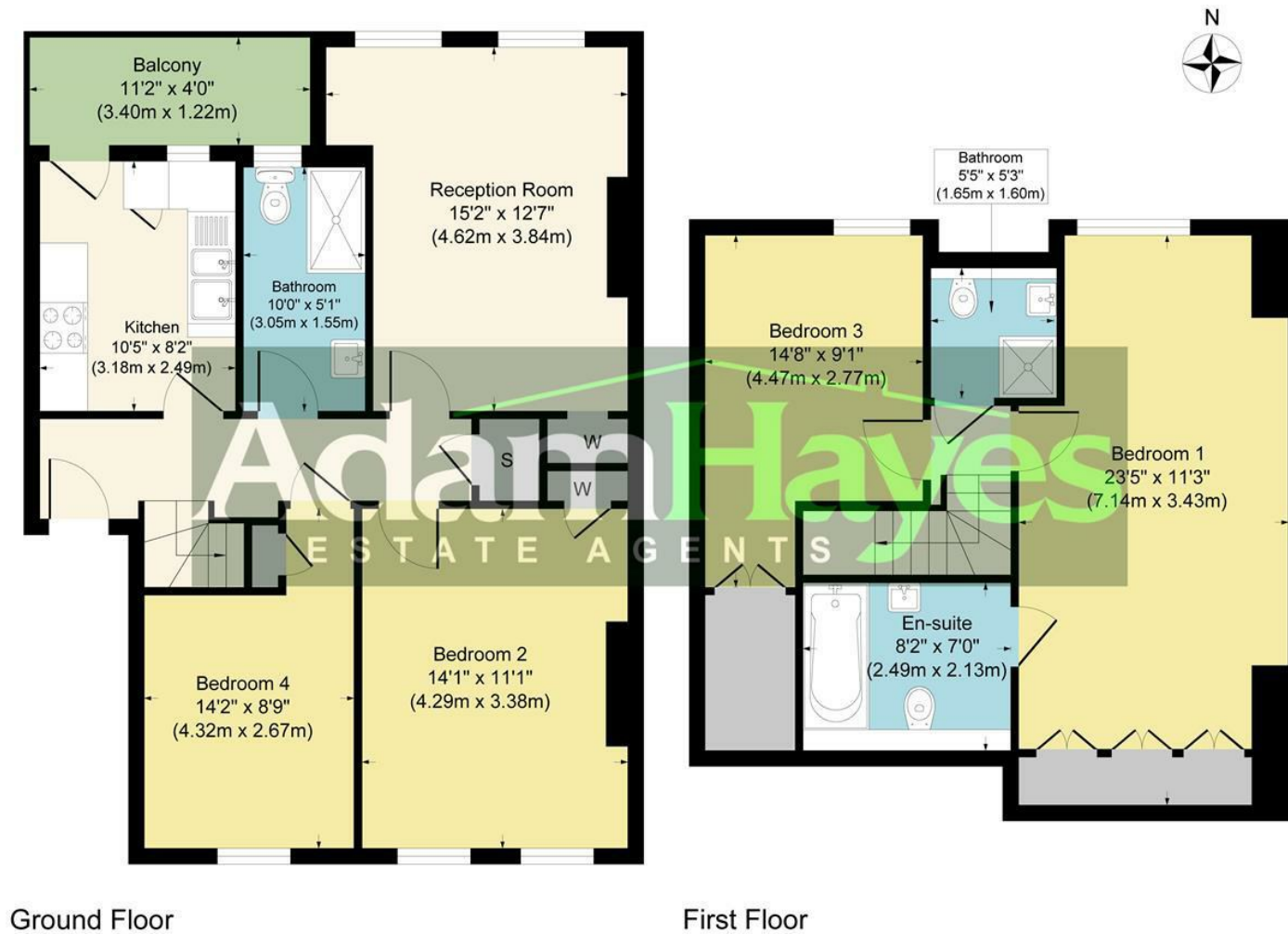
Situated in the heart of Hampstead Garden Suburb lies this charming duplex apartment featuring four double bedrooms and three bathrooms including one en-suite. Conveniently located close to shops, amenities, and local transport, this residence offers a desirable lifestyle. The apartment is flooded with natural light and has recently undergone renovations. Key features include a separate fitted kitchen with access to a balcony, a bedroom with a walk-in wardrobe, private entrance, a spacious reception room, and efficient gas central heating. Ideal for First Time Buyers and Buy To Let investors, this property presents an excellent opportunity for a renovation project, allowing occupants to personalise and customise their living space. Additionally, its inclusion within the Brookland School catchment area adds further value and appeal to prospective buyers. To really appreciate the potential, size, and location an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Approximate Gross Internal Area**  
**1251 sq ft - 116 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards. © Outline Photos.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.