



Willoughby Road, Hampstead, NW3

£660,000

Leasehold

A stunning, raised ground floor, one bedroom apartment with high ceilings located in this sought after road in the heart of Hampstead village. Measuring approximately 555 sq. ft (51.6 sq. m), the property benefits from high ceilings, period features throughout, feature fireplace and an easterly facing Juliet balcony off the reception affording a quiet, leafy garden view. The flat comprises a stylish white open plan kitchen, shower room, hallway which benefits from an additional study/storage area and separate under-stairs utility. Tenure - Leasehold - 178 years from 2023. Ground rent- Peppercorn. Service charge demand: £1500 six monthly (£3000 p/a 25% obligation) September 2023 to March 2024. Council tax band – E: £2232.42 for 2023/24 demand. EPC rating Band-C.



Heart of Hampstead Village location
Juliet balcony off the kitchen / diner area
High ceilings and period features retained.
Long lease - New 178-year Lease from December 2023

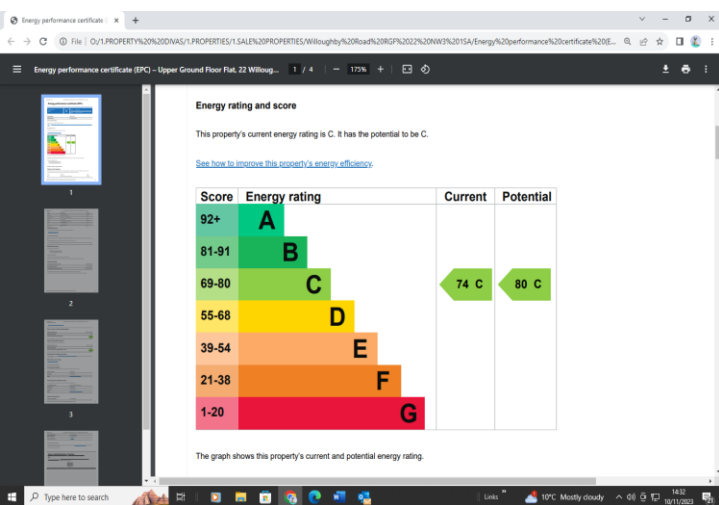
Total approximate internal area
555 sq. ft (51.6 sq. m) including restricted
head height area of 1.3 sq. m.

Reception Room / Kitchen
17' 7 x 16' 0 (5.37m x 4.88m)

Bedroom
14' 5' x 10' 8 (4.40m x 3.36m)
Fitted wardrobes.

Shower Room
Fully tiled shower room with sink and WC



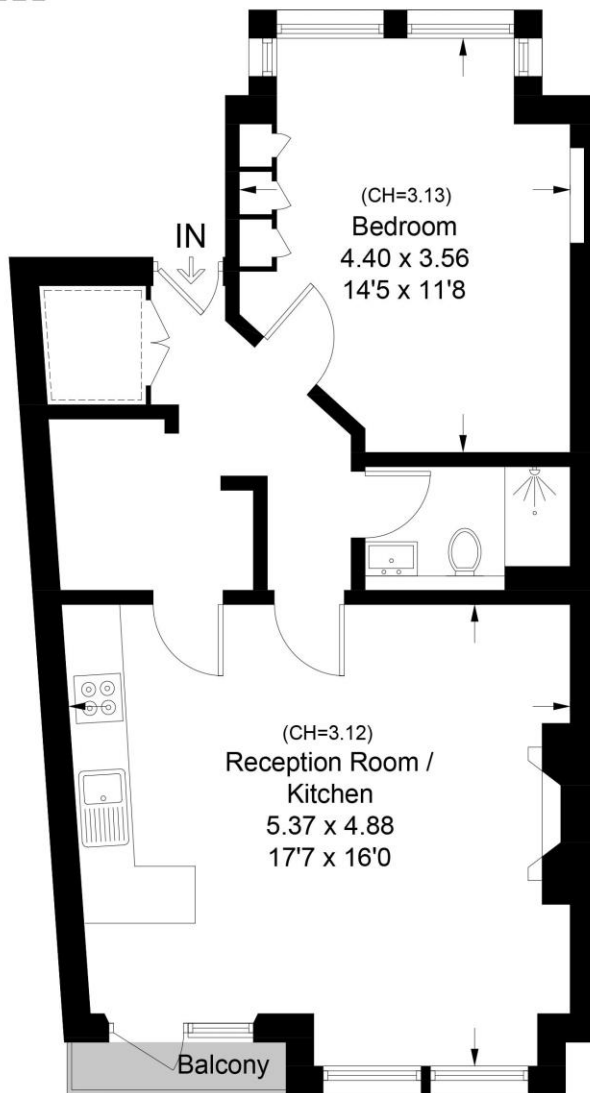


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Approximate Area = 51.6 sq m / 555 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



= Reduce head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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