

## **Fleet Road, Hampstead, NW3 2QX**

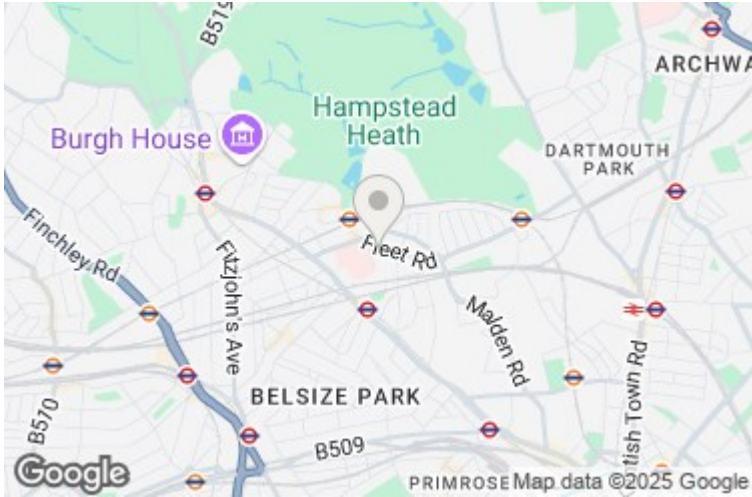
**£625,000**

A beautifully presented two double bedroom apartment, on the first floor of a converted Victorian property. The flat is offered in excellent condition throughout, leaving nothing for the oncoming purchaser to do but turn the key, and the put the suitcases down. The flat is within a two minute walk of the bustling shopping district of South End Green, and a short stroll from Hampstead Heath.

- TWO BEDROOMS
- BRIGHT RECEPTION
- OPEN PLAN KITCHEN
- BATHROOM
- SHARE OF FREEHOLD
- COUNCIL TAX BAND D
- EPC C









Fleet Road London NW3 2QX



First Floor

Total Area: 50.1 m<sup>2</sup> ... 540 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

These details are subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		