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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Greencroft Gardens, London

Price £750,000



A very well presented two double apartment located on a highly sought after turning in South Hampstead. Converted from an imposing period building and offering in excess of 800sqft the apartment comprises of a bright and well sized reception room leading out onto a large private roof terrace with stunning views over the surrounding gardens. Also offering a separate fully equipped kitchen, two double bedrooms with fitted wardrobes and a modern bathroom.

Offering fantastic access to transport links including South Hampstead (0.3 miles), Finchley Road (0.3 miles - Metropolitan line) & West Hampstead Underground (0.5 miles Jubilee line and Thameslink services). Further access to The O2 Centre & West End Lane amenities. Sold with a Share of the Freehold.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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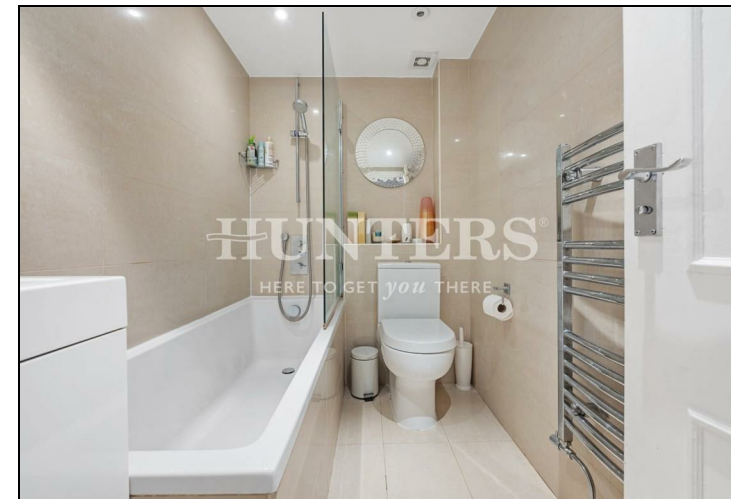


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## KEY FEATURES

- Two double bedroom apartment
- Presented in excellent decorative order
  - Private Roof Terrace
  - Share of Freehold
- Set within an imposing period building
- Sought after turning in West Hampstead

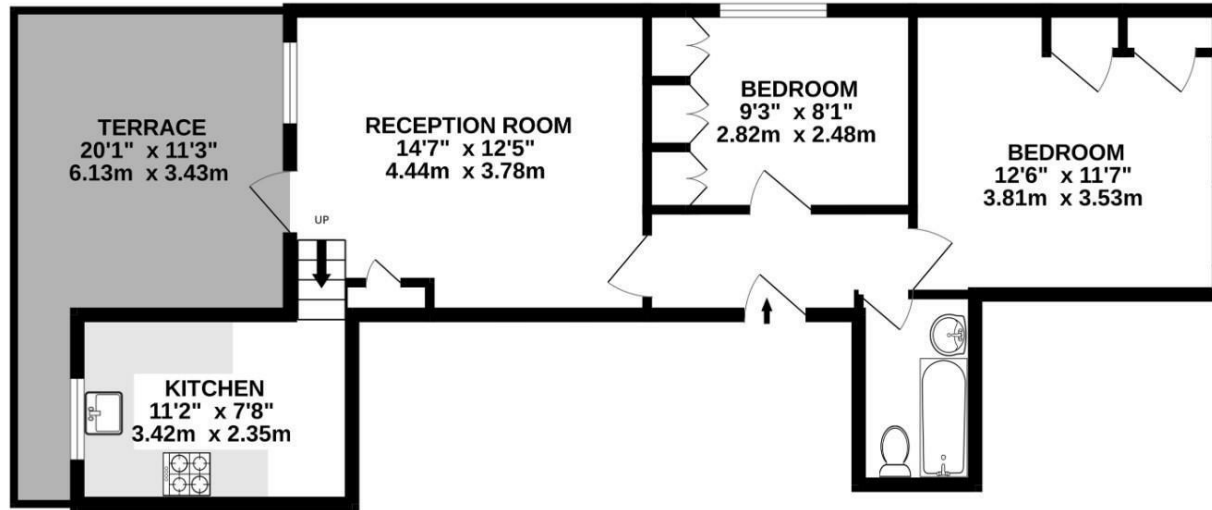






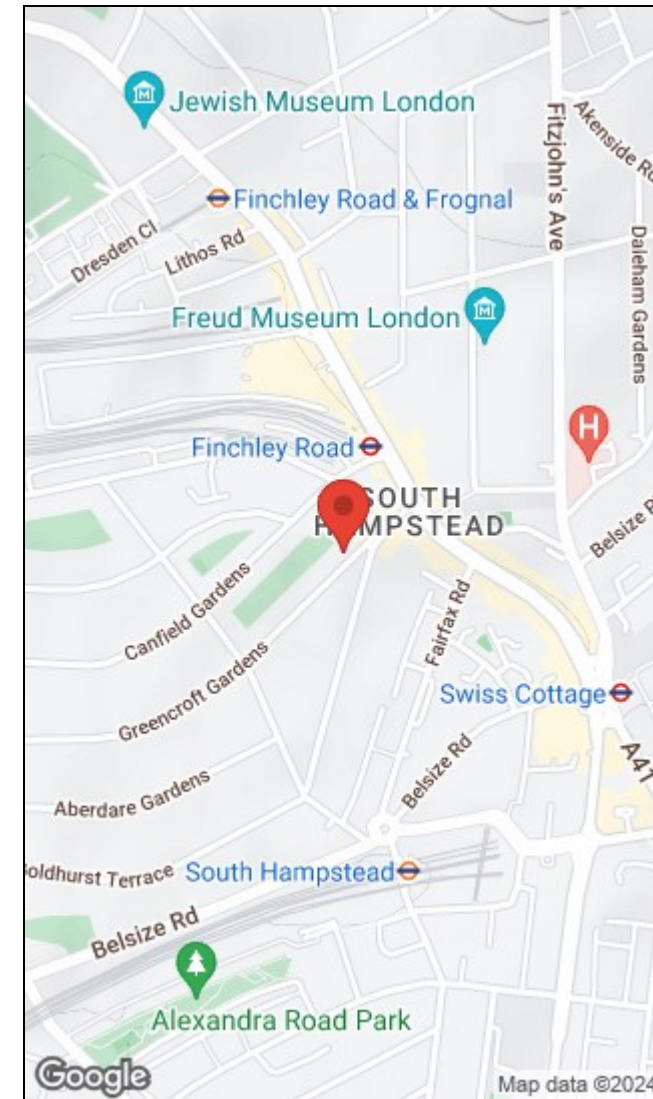


## SECOND FLOOR



TOTAL FLOOR AREA : 808sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	75	81	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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