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# Finchley Road, London

£700,000



A stunning two double bedroom, two bathroom apartment situated on the fourth floor of a well-maintained, lift serviced building on Finchley Road. This stylish apartment offers over 700 sq.ft of accommodation and consists of a large open plan reception room leading to a private balcony, two double bedrooms and two modern bathrooms.

Conveniently located just a short walk from Finchley Road & Frognal Rail Station as well as Finchley Road Station (Jubilee Line - Zone 2). An abundance of amenities can be found on Finchley Road also including supermarkets, bars, restaurants and more.

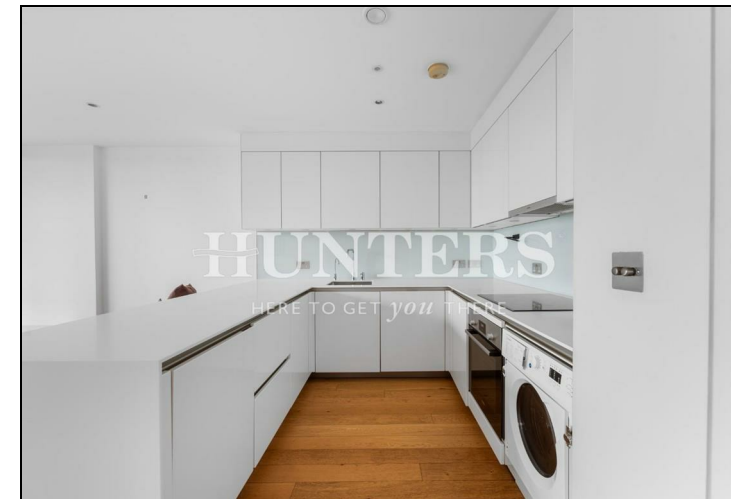
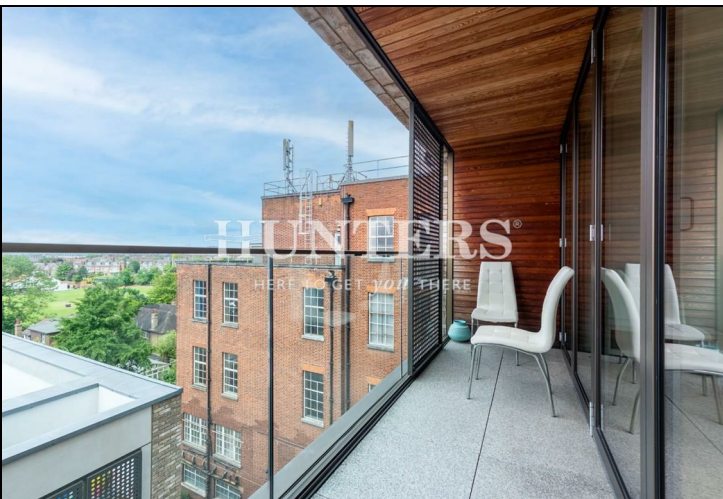
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



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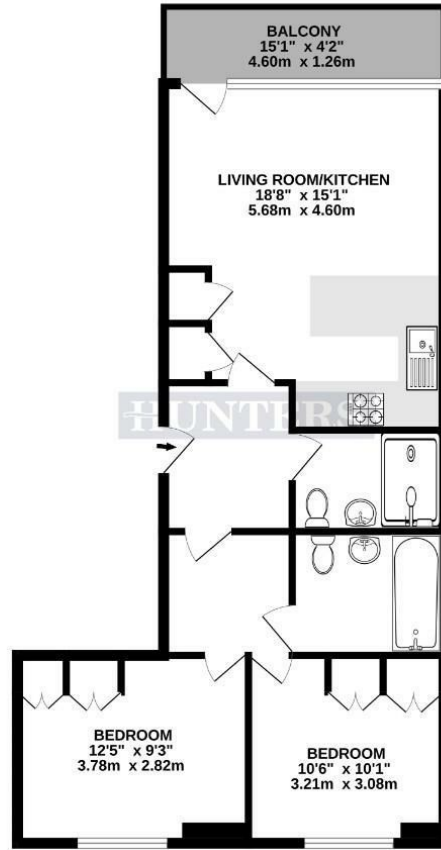
## KEY FEATURES

- Two bedroom, two bathroom modern apartment
- Modern fully integrated kitchen with breakfast bar
  - Sole use of a private balcony
- Scenic views over North London
  - Long Leasehold
  - Sold Chain Free



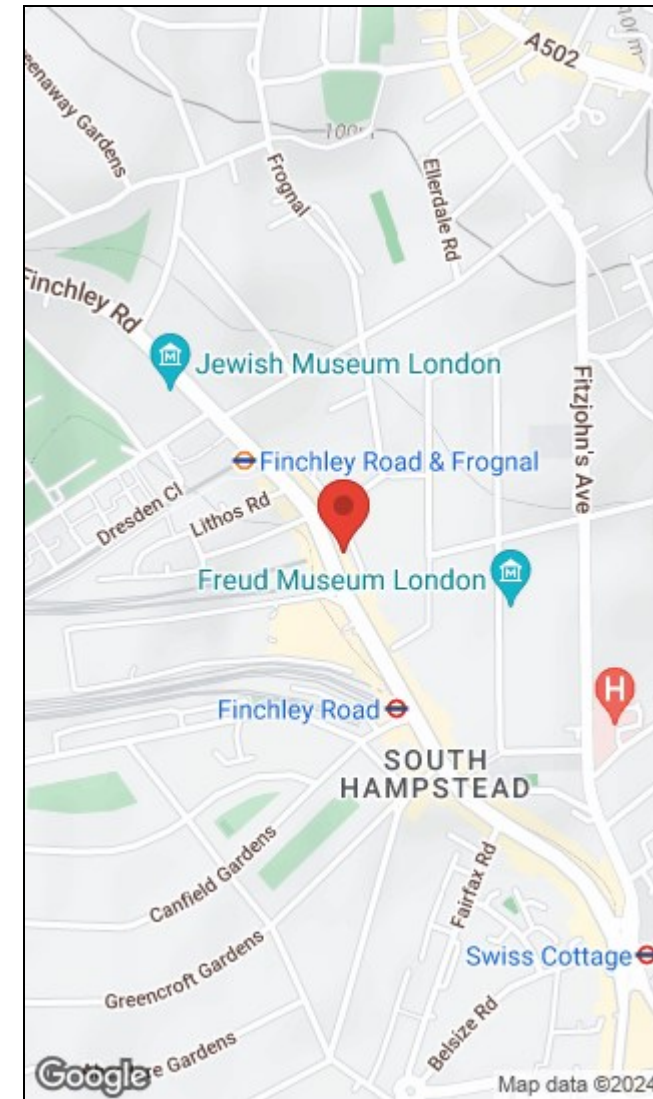


FOURTH FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728sq.ft. (67.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		82	83
England & Wales			

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