



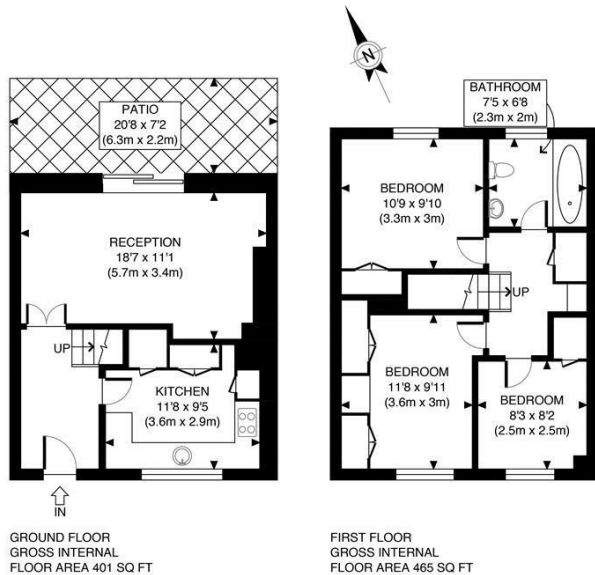
## FREELING HOUSE DORMAN WAY

LONDON, NW8 0RX

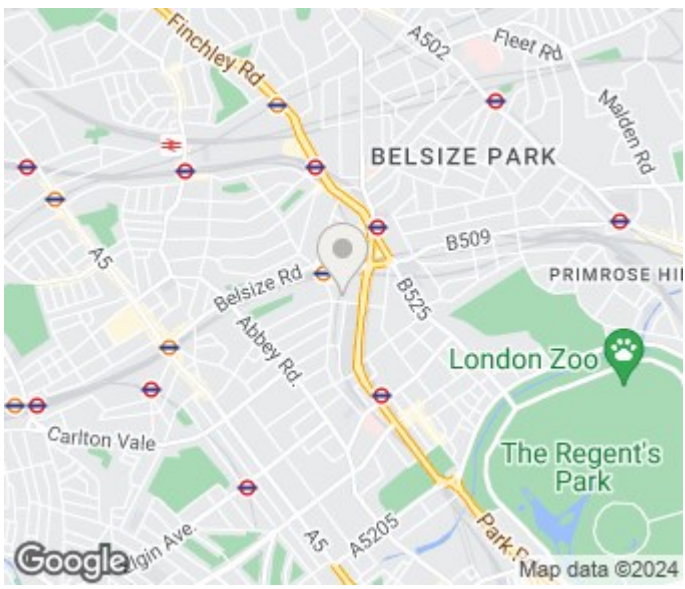
£599,000  
LEASEHOLD

Set just off Boundary Road, St Johns Wood, this large duplex apartment is a fantastic family home or rental investment. The ground floor comprises a large separate kitchen and a delightful living area, with a well-proportioned south-facing balcony which is surrounded by greenery, overlooking a communal garden. The upper floor comprises three bedrooms and a family bathroom. Moments from Swiss Cottage station, South Hampstead overground and a multitude of bus links. Walking distance to St Johns Wood High Street. The property is leasehold with a lease of approximately 84 years. Annual service charges of approximately £1,650. Enquire promptly to avoid disappointment.

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APPROX. GROSS INTERNAL FLOOR AREA 866 SQ FT / 80 SQM	Freeling House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 17/04/24
	photoplan



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>	70	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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