

## WINCHESTER ROAD

LONDON, NW3

£695,000  
LEASEHOLD

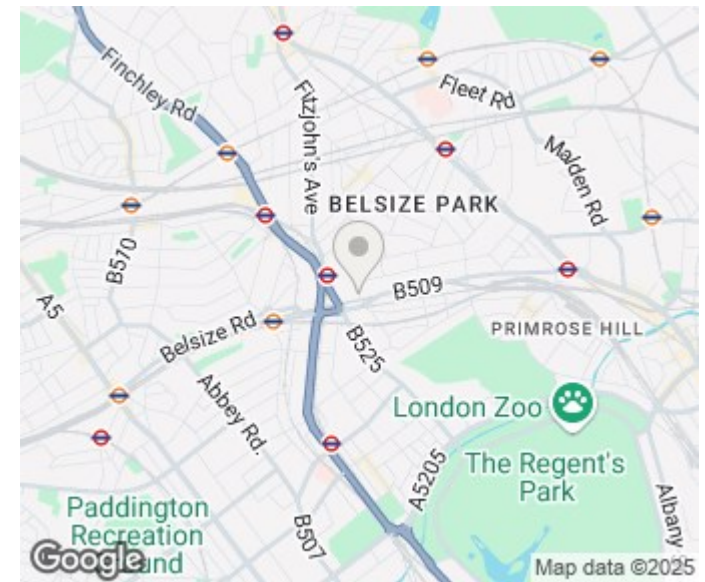
Built in 2006, this property combines contemporary features with the reliability of a well-established build. Boasting a welcoming reception room, perfect for entertaining guests. With two cosy bedrooms and two bathrooms, this home offers ample space for comfortable living.

Located in a desirable area, this property offers convenience and accessibility to all that London has to offer.

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APPROX. GROSS INTERNAL FLOOR AREA 857 SQ FT / 80 SQM	
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	
Winchester Road	date 06/09/24
photoplan	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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