

## HARBEN ROAD

LONDON, NW6

£535,000  
LEASEHOLD

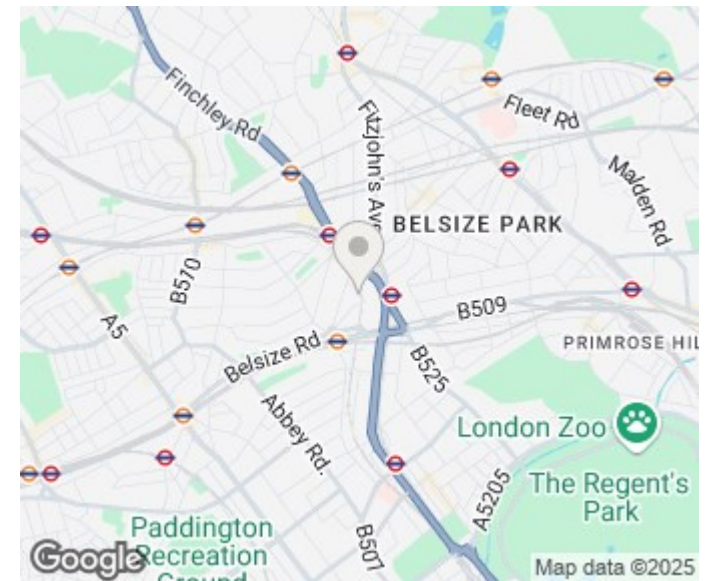
Pleased to announce this new to the market spectacular property in Noel House off Harben Road in South Hampstead. Recently refurbished to a high standard this light filled home is situated on the third floor, comprising two double bedrooms, family bathroom, guest WC, separate kitchen and well-proportioned living area with small balcony. Moments from Swiss Cottage tube station, providing access to Central London within minutes. The property also benefits from the amenities of Finchley Road and South Hampstead. Serviced by a lift. Service charge circa £3,000. Heating and hot water included in the service charge. Leasehold with 115 years remaining. Enquire promptly to avoid disappointment.

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THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 690 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 690 SQ FT / 64 SQM</b>  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	Noel House	
	date	28/04/25



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		
<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

London  
PMP International  
94 Belsize Lane  
Belsize Park  
London  
NW3 5BE

020 7701 2878  
info@pmpi.co.uk  
www.pmpi.co.uk

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