

LEASEHOLD



Apartment

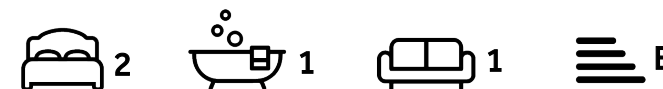
**Priory Road**  
**South Hampstead**  
**London**  
**NW6 4NN**

Asking price  
**£775,000**

Council Tax Band: F

#### FEATURES

- Upper Floor Maisonette
- Reception/Dining Room
- Family Bathroom
- Ample Storage
- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Private Entrance
- Extremely Bright



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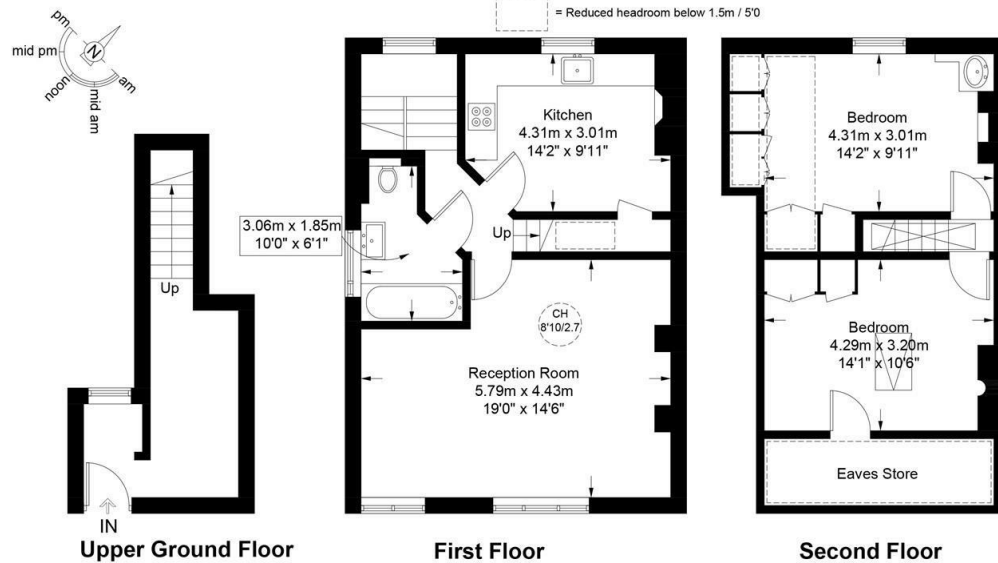
# 2 Bedroom Apartment located in London

A charming and beautifully presented two double bedroom maisonette arranged over the raised ground, first and second floors of a handsome stucco front period property located in the heart of South Hampstead. This extremely bright apartment offers well appointed accommodation and comprises; a stunning reception/dining room with feature fireplace, separate kitchen/breakfast room, principal bedroom with built in storage, second double bedroom and a family bathroom. Additional benefits include its own private entrance, ample storage and an abundance of period features throughout.

Priory Road, NW6

Approximate Gross Internal Area = 1040 sq ft / 96.6 sq m

Restricted Height = 123 sq ft / 11.4 sq m



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>		75
(55-68) <b>D</b>	53	
(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	

Call us on

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 are advised to recheck the measurements.

