

LEASEHOLD



Apartment

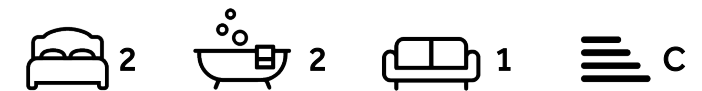
# HEMSTAL ROAD, WEST HAMPSTEAD, LONDON, NW6 2AB

Asking price

## £849,950

### FEATURES

- South Facing Garden
- Open Plan Kitchen/Reception Room
- 2 Double Bedrooms
- 2 Bathrooms
- Wooden Flooring
- Private Entrance



**ADN**  
RESIDENTIAL

## 2 Bedroom Apartment located in London

A recently refurbished two double bedroom garden apartment forming part of a well presented period property offering 838 Sq Ft (77.9 Sq M) of well planned accommodation. This fantastic property benefits from having a private south facing patio garden and comprises, spacious open plan kitchen/reception room with bay window, principal bedroom with built in storage and en-suite bathroom, second double bedroom and a family bathroom. Additional features include its own private entrance, wooden flooring and good storage throughout.





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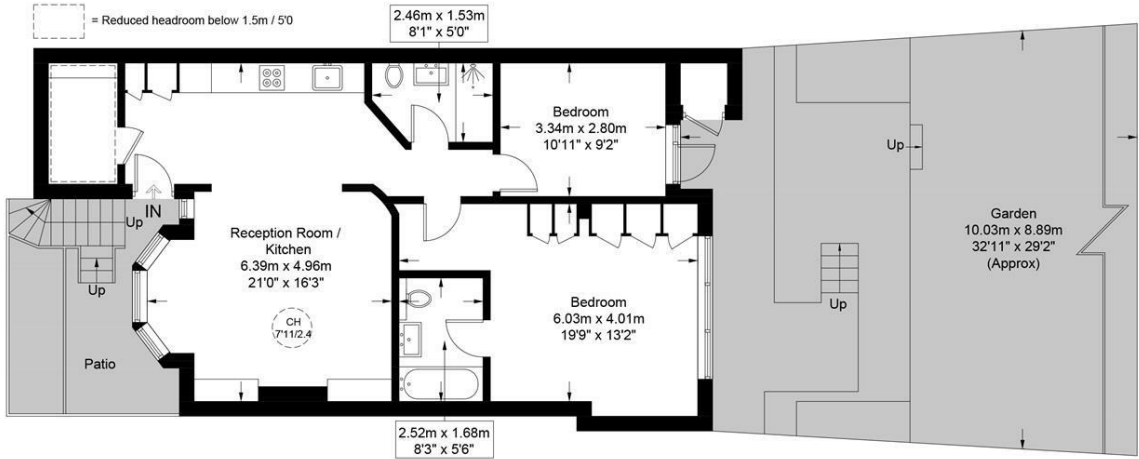
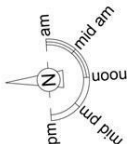
Council Tax Band

**D**

**Hemstal Road, NW6**

**Approximate Gross Internal Area = 838 sq ft / 77.9 sq m**

Restricted Height = 36 sq ft / 3.4 sq m



**Lower Ground Floor**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

