



Thackeray Court

Fairfax Road, NW6

Asking Price £495,000

A well-proportioned second floor apartment with hard wood laminate flooring and plenty of storage set in this modern purpose built block in South Hampstead.

Accommodation comprises reception room, fully fitted kitchen with breakfast bar, double bedroom with fitted wardrobes and bathroom.

Located just 0.2 miles from Swiss Cottage Underground (Jubilee Line), 0.4 miles from Finchley Road Underground (Metropolitan and Jubilee Lines) and 0.8 miles from Primrose Hill.



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- One double bedroom
- Second floor
- Separate kitchen
- Long lease
- Located 0.2 miles from Jubilee Line



Tenure: Leasehold 146 years remaining.
Service Charge: £1,466.68 pa to include building insurance
Ground Rent: £0
Local Authority: Camden
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	74	81
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Hampstead Sales

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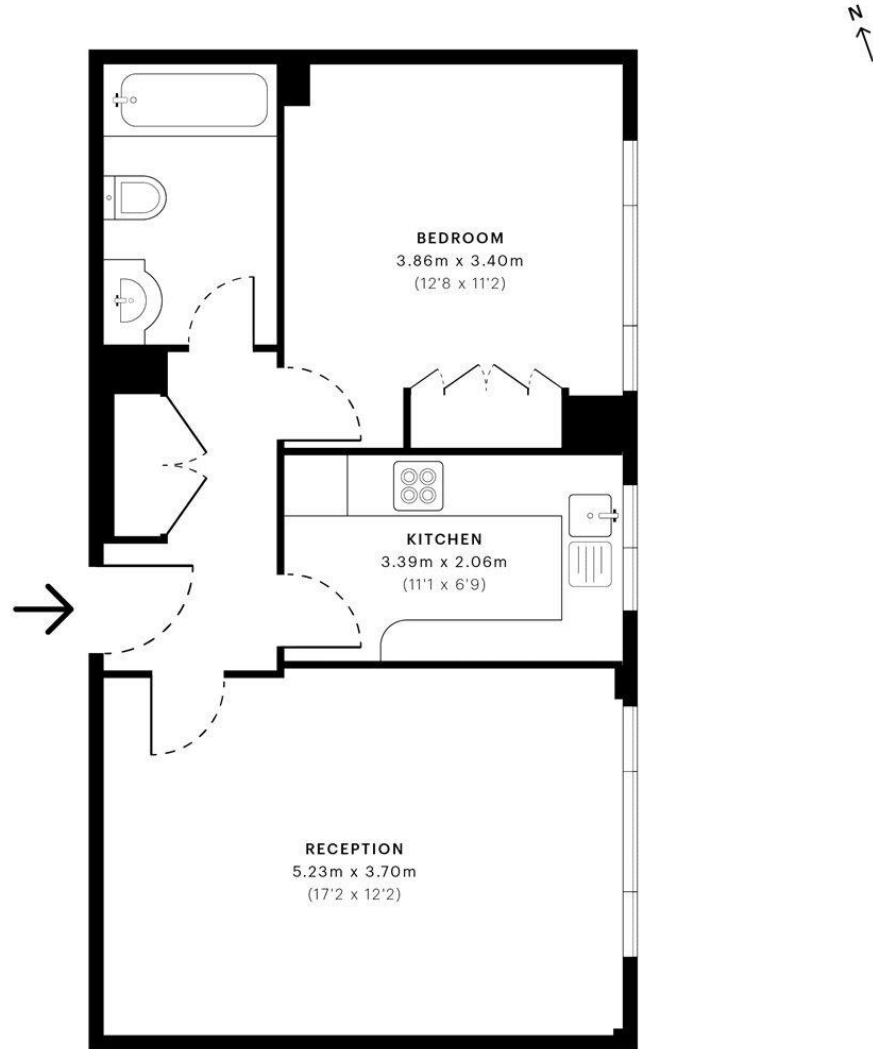


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CAPTURE DATE 21/02/2023 LASER SCAN POINTS 45,242,097

GROSS INTERNAL AREA

50.39 sqm / 542.39 sqft



— Second Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
50.39 sqm / 542.39 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head height.
48.43 sqm / 521.30 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m.
0.00 sqm / 0.00 sqft



*Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 5192 sqm / 558.86 sqft
IPMS 3C RESIDENTIAL 49.96 sqm / 537.76 sqft

SPEC ID 563ef802f39962c0de7d206de

