



# The Octagon

West Hampstead, NW3

Asking Price £575,000

Situated on the raised ground floor and lower ground floor of this splendid converted building is this lovely two bedroom, two bathroom duplex flat (883 square feet) with the huge benefit of direct access to a private garden.

The flat is located just 0.1 miles from the shops, restaurants and amenities of Fortune Green Road. Sole agent.

**CHESTERTONS**





# The Octagon

## West Hampstead, NW3

- Duplex flat
- 883 square feet
- Two bedrooms
- Two bathrooms
- Private garden
- 0.1 miles to shops





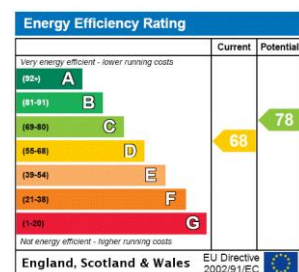
**Tenure:** Leasehold 92 years remaining.

**Service Charge:** £3,588 per annum including contribution to the sinking fund and share of building insurance.

**Ground Rent:** £300 per annum

**Local Authority:** Camden

**Council Tax Band:** C



### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

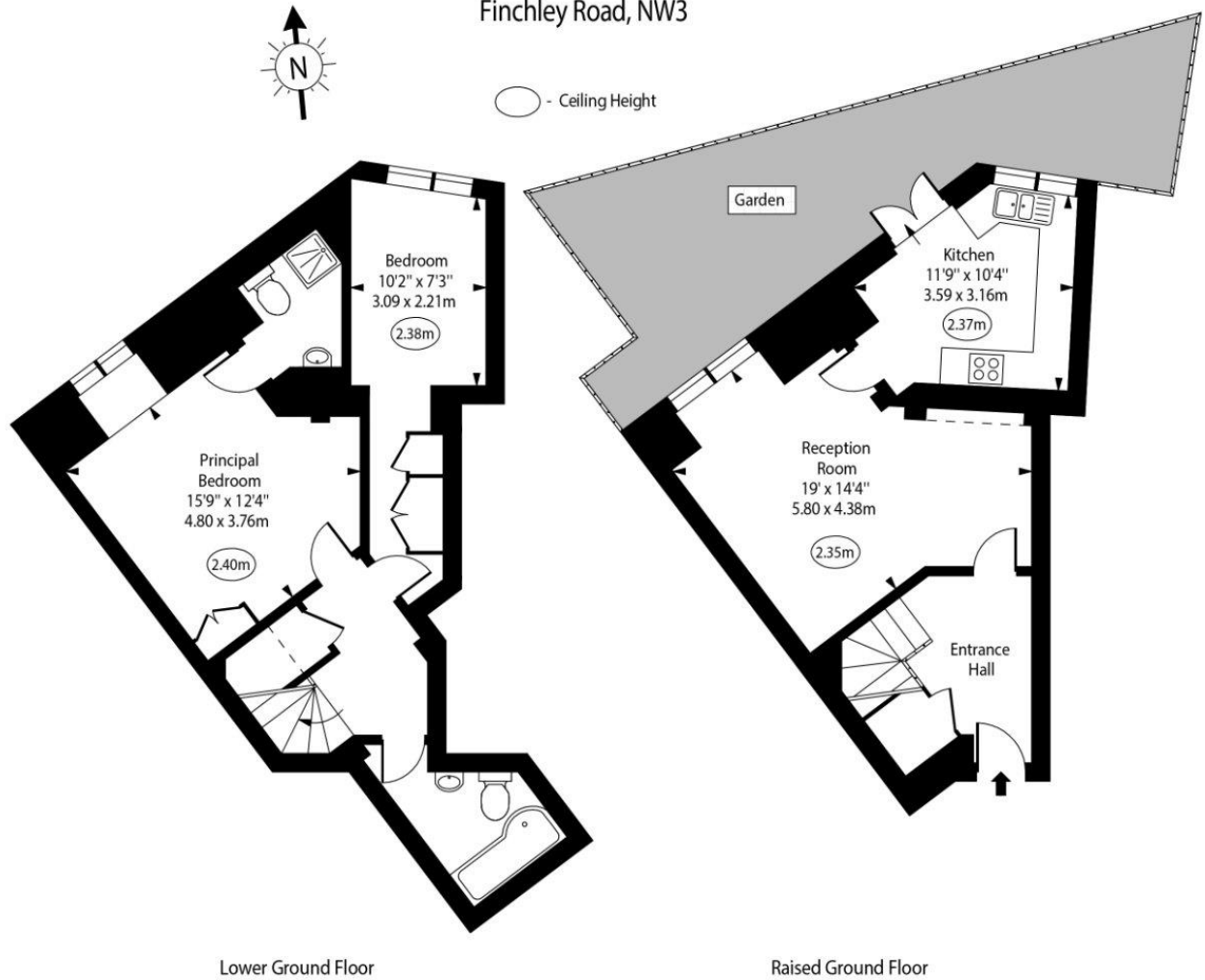
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The Octagon,  
Finchley Road, NW3



Approx Gross Internal Area 883 Sq Ft - 82.00 Sq M  
For Illustration Purposes Only - Not To Scale