



Rosecroft Avenue

Hampstead, NW3

Asking Price £950,000

A raised ground floor two bedroom, two bathroom flat with the huge benefit of direct access to a large communal garden, and an allocated off street parking space.

The flat further boasts a splendid 20' x 17' reception room with three metre high ceilings and large windows and has a long lease and a share pf the freehold.

Rosecroft Avenue is a delightful residential turning located just 0.2 miles from Hampstead Heath. Sole agent.



Rosecroft Avenue

Hampstead, NW3

- Raised ground floor flat
- Detached period building
- 1,090 square feet
- Two bedrooms & two bathrooms
- 20' x 17' reception room
- Communal patio and lawned garden
- Allocated off street parking
- Long lease and a share of the freehold
- 0.2 miles to Hampstead Heath



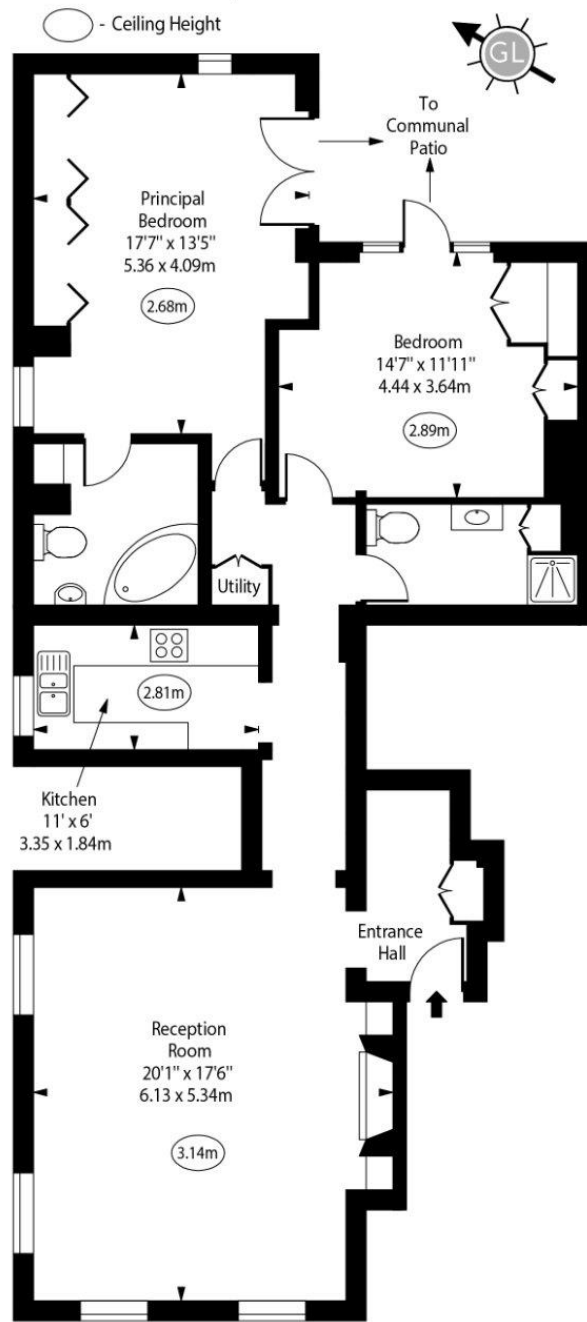
Tenure: Share of Freehold and a lease of 946 years remaining.
Service Charge: £6,202 per annum including building insurance.
Ground Rent: £1
Local Authority: Camden
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Hampstead Sales

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Rosecroft Avenue,
Hampstead, NW3



Raised Ground Floor

Approx Gross Internal Area 1090 Sq Ft - 101.26 Sq M

For Illustration Purposes Only - Not To Scale

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Ref. No. 026332R

