



Pattison Road

Hampstead, NW2

Offers in excess of £700,000

A fabulous two bedroom garden flat boasting a 24'9 x 14'2 reception room and a south facing garden with a decked terrace and patio.

Pattison Road is well located for the shops and transport links that the Finchley Road and Hampstead Village provide. Hampstead Heath is located only 0.2 miles away.

Sole agent.



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Hampstead, NW2

- Two bedroom garden flat
- 24'9 x 14'2 reception room
- South facing decked terrace
- South facing patio



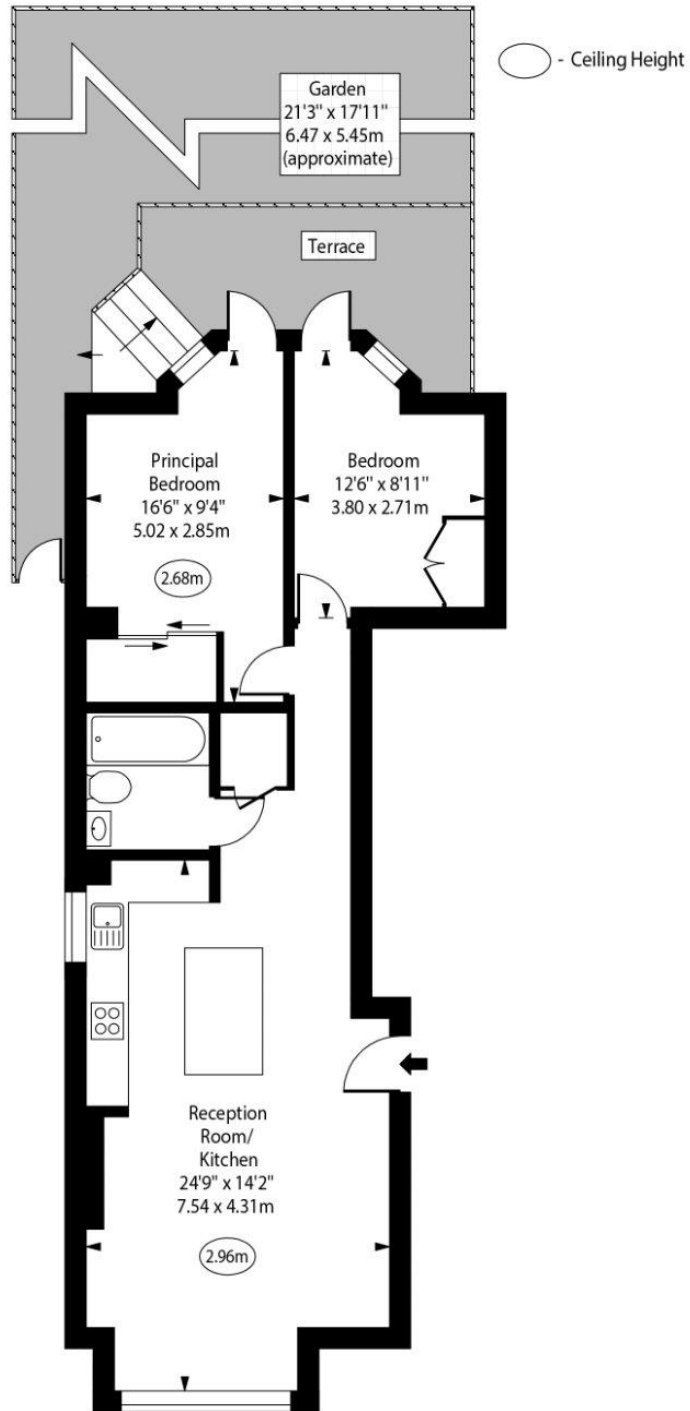
Tenure: Leasehold 99 years remaining
Service Charge: £3,000 per annum.
Ground Rent: £250 per annum.
Local Authority: Barnet
Council Tax Band: F

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (91-100) | | |
| B (81-90) | | |
| C (69-80) | | |
| D (55-68) | 61 | 71 |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Chestertons Hampstead Sales

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Ground Floor

Approx Gross Internal Area 660 Sq Ft - 61.31 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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