



Finchley Road

Hampstead, NW3

Asking Price £1,275,000

Accessed via its own private entrance, a splendid three bedroom raised ground floor flat comprising 1,564 square feet. The flat is presented in excellent condition throughout and benefits from direct access to a large private lawned garden.

Additionally the property has allocated off street parking for one car situated at the front of the property.

The property is well located for bus links to Marble Arch, 0.1 miles to the Overground and 0.4 miles to the Jubilee Line as well as numerous, shops, cafes and restaurants.



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- Raised ground floor flat
- Private entrance
- Three bedrooms
- 1,564 square feet
- 24' reception room
- Large private garden
- Allocated off street parking
- Hampstead parking permits available (additional cost)
- New boiler installed 2024



Tenure: Share of Freehold and a lease of 248 years remaining.

Service Charge: £1,500 per annum including £600 contribution to the sinking fund. Additional £533 per annum for building insurance.

Ground Rent: £0

Local Authority: Camden

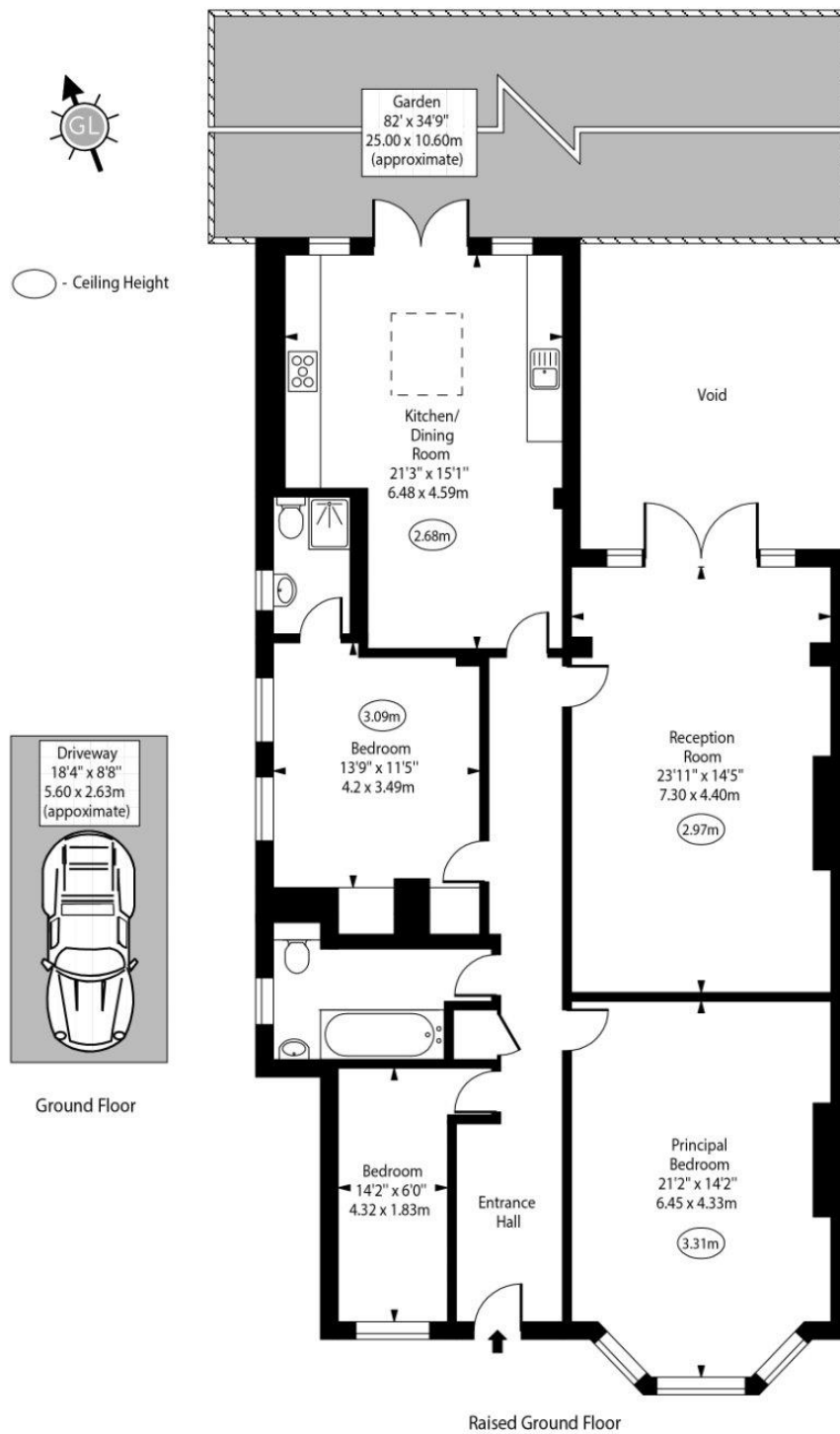
Council Tax Band: D

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

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