



Ingham Road

West Hampstead, NW6

Asking Price £650,000

A rare opportunity to purchase this extremely bright and spacious two-double bedroom first floor Victorian flat set in a quiet residential location just one hundred yards from local shops, cafes and restaurants.

This lovely flat benefits from versatile accommodation, a south-facing 18' open plan kitchen/reception, high ceilings, and restored sash stained glass windows with plenty of natural light. It is ideally located close to the shops, bars and restaurants of trendy West End Lane and numerous transport links including the Jubilee Line, Thameslink and Overground.



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- Two double bedrooms
- Abundance of light
- South-facing Reception room
- Chain-free
- Original period features
- High ceilings
- Historic planning for a roof terrace and a Juliet balcony
- 100 yards from local shops, restaurants and Fortune Green Park
- Share of freehold and long lease



Tenure: Share of Freehold and a lease of 954 years remaining.

Service Charge: £0

Ground Rent: £65 per annum.

Local Authority: Camden

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)	65	77
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

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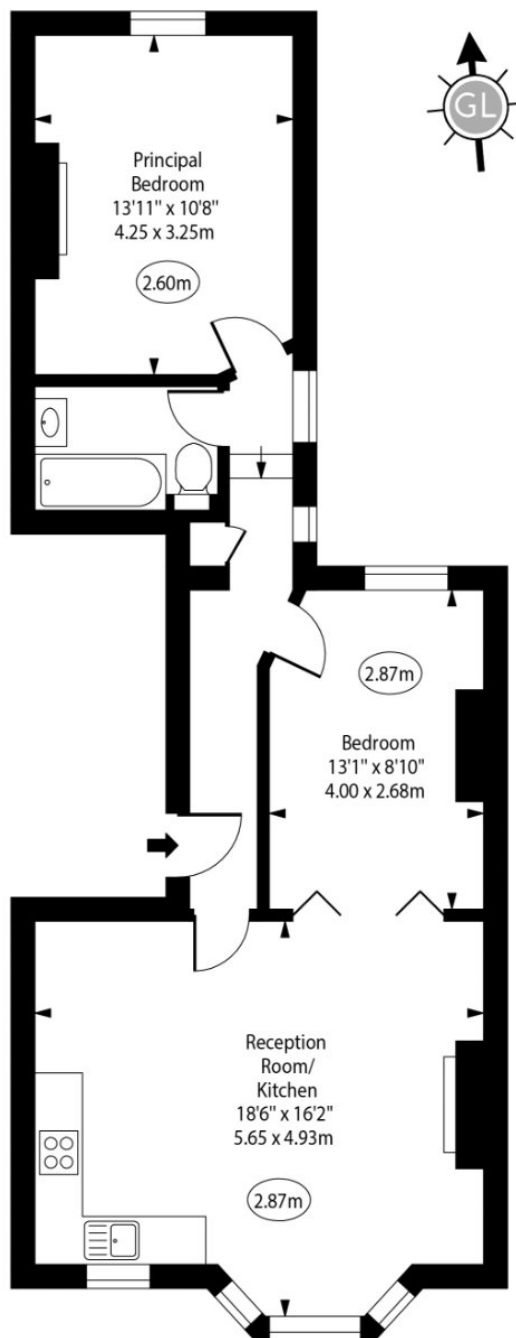
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○ - Ceiling Height



First Floor

Approx Gross Internal Area 662 Sq Ft - 61.50 Sq M

For Illustration Purposes Only - Not To Scale

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Prepared for Chestertons

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