



Greencroft Gardens

South Hampstead, NW6

£1,100,000 Asking Price

A wonderful and extremely bright 2/3 bedroom upper duplex apartment presented in beautiful condition throughout.

The apartment's centre piece is a stunning reception room with a vaulted ceiling. There is ample natural light throughout the apartment including a large sky light above the main hall way allowing plenty of light to flood into the apartment.

Further benefits include a high quality fitted kitchen, large bathroom, second shower room, ample eaves storage and a video entry phone system.

Greencroft Gardens is a quiet residential turning in South Hampstead, superbly located for the many transport links, shops and restaurants that West Hampstead, South Hampstead and the Finchley Road provide. Sole agent.



Greencroft Gardens

South Hampstead, NW6

- Stunning upper duplex apartment
- Extremely bright
- Beautiful condition throughout
- Amazing reception with vaulted ceiling
- 2 or 3 bedrooms
- 1 or 2 receptions
- 1 bathroom & 1 shower room
- Ample storage
- Video entry phone



Tenure: Share of Freehold and a lease of approximately 95 years remaining

Service Charge: Approximately £1,000 per annum

Ground Rent: £0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		80
(55-68) D	60	
(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

55-56 Hampstead High Street

Hampstead

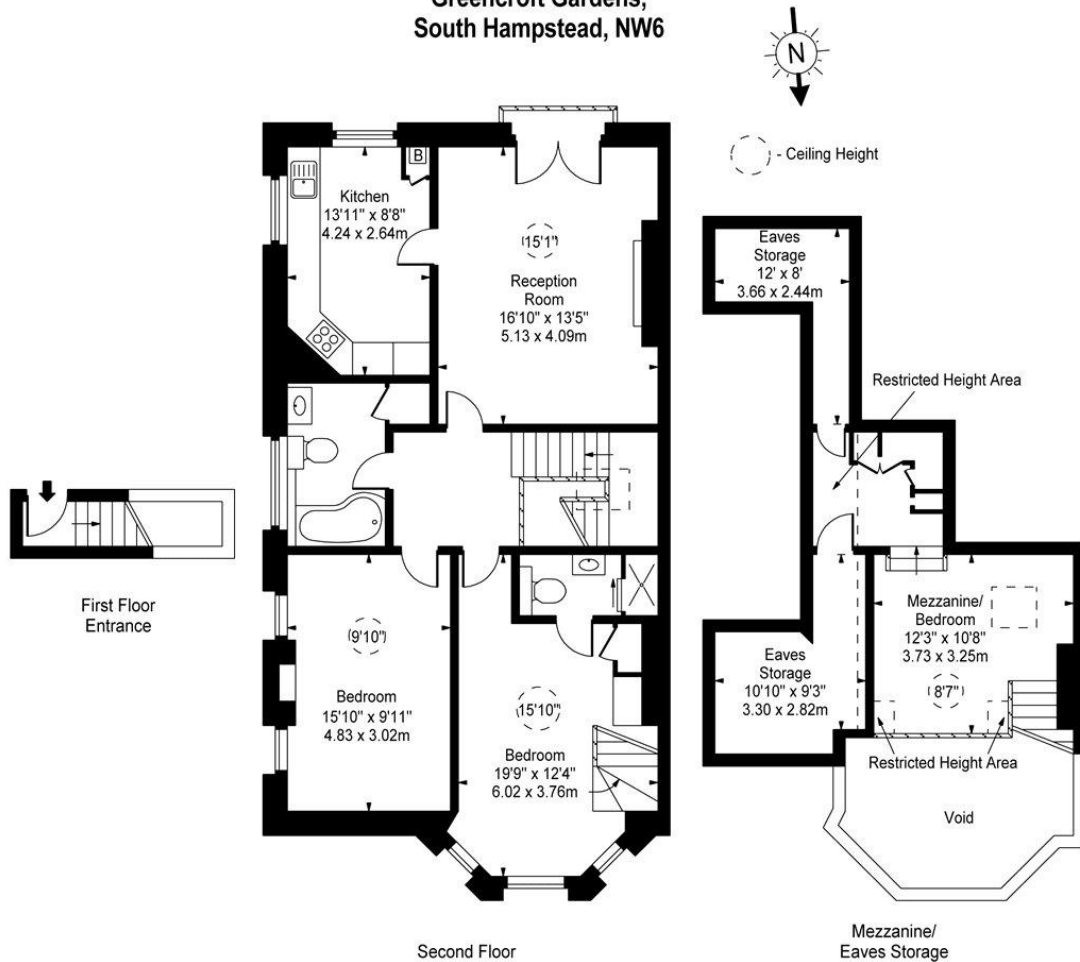
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**Greencroft Gardens,
South Hampstead, NW6**



Approx Gross Internal Area **1160 Sq Ft - 107.76 Sq M**

Approx. Floor Area Including Restricted Heights **1324 Sq Ft - 123.00 Sq M**

(Including Eaves Storage)

(Excluding Void)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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