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FAIRHAZEL GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3SJ

LEASEHOLD - SHARE OF FREEHOLD  
**ASKING PRICE** £739,950  
SUBJECT TO CONTRACT

*\*Video Tour\**

A delightful two double bedroom Maisonette within a Victorian conversion with private rear garden, located in this highly desired residential address ideally located for Finchley Road tube station and excellent local amenities.

This well-arranged apartment is entered via the raised ground floor and features dual direct garden access from both the sizable bay window reception room and fitted kitchen. Two good bedrooms, bathroom/WC and utility room.





## FEATURES

- Private rear Garden
- Two good bedrooms
- Bay window reception room
- Fitted kitchen
- Utility Room

## VIDEO TOUR:

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SERVICE CHARGE: £

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TENURE: Leasehold - Share of Freehold

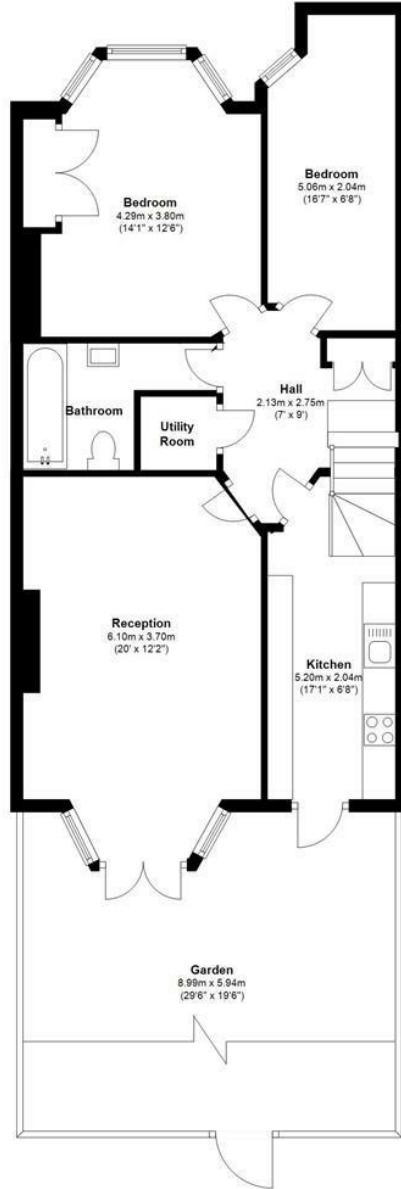
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COUNCIL TAX: G

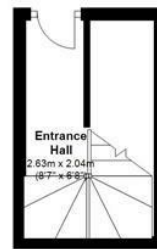
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Total area: approx. 75.4 sq. metres (811.2 sq. feet)

**Garden Floor**  
Approx. 70.0 sq. metres (753.4 sq. feet)



**Raised Ground Floor**  
Approx. 5.4 sq. metres (57.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**IMPORTANT NOTICE**

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

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