



112 FINCHLEY ROAD
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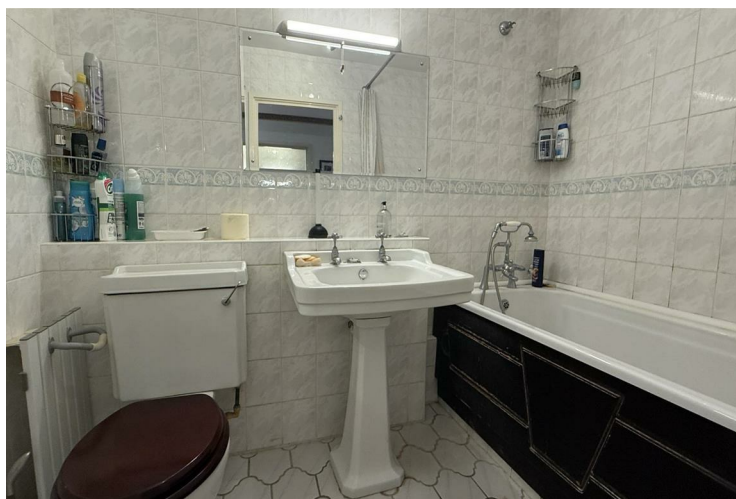
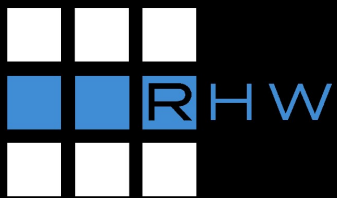


ALBAN HOUSE
SUMPTER CLOSE
LONDON
NW3 5JR

LEASEHOLD - SHARE OF FREEHOLD
ASKING PRICE £795,000
SUBJECT TO CONTRACT

We are delighted to offer this quiet, 4th-floor apartment within the much sought-after and rarely available Alban House, a well-maintained, modern purpose-built block with a passenger lift in prestigious Finchley Road.

This spacious 3-bedroom apartment needs some cosmetic attention to modernise its decor. Still, it offers 1,060 sq ft of well-arranged family living space, offering the perfect blend of contemporary living and convenient location, just moments from excellent transport links and the vibrant amenities of Finchley Road and North London.



FEATURES

- Private balcony with pleasant outlook
- Lift access to all floors
- Secure entry system
- Gas Central Heating
- A share of freehold

VIDEO TOUR:

SERVICE CHARGE: £ 4,200 pa

TENURE: Leasehold - Share of Freehold

COUNCIL TAX: F



ACCOMMODATION

- **Entrance Hall:** Spacious and welcoming entrance with built-in storage
- **Reception Room:** Lovely, peaceful, south facing bright and spacious living room with large windows offering abundant natural light and a large private balcony
- **Kitchen:** Well proportioned, with plentiful worktop space and accommodating dining space
- **Master Bedroom:** Generous double bedroom with beautiful views of a tree-lined copse to the rear
- **Second Bedroom:** Well-proportioned second bedroom, ideal for guests or home office
- **Third Bedroom:** Well-proportioned third bedroom, ideal for guests or home office
- **Bathroom:** Fully Tiled with a white bathroom suite and WC also a separate spacious WC cloakroom
- **Storage:** Shelved storage cupboard

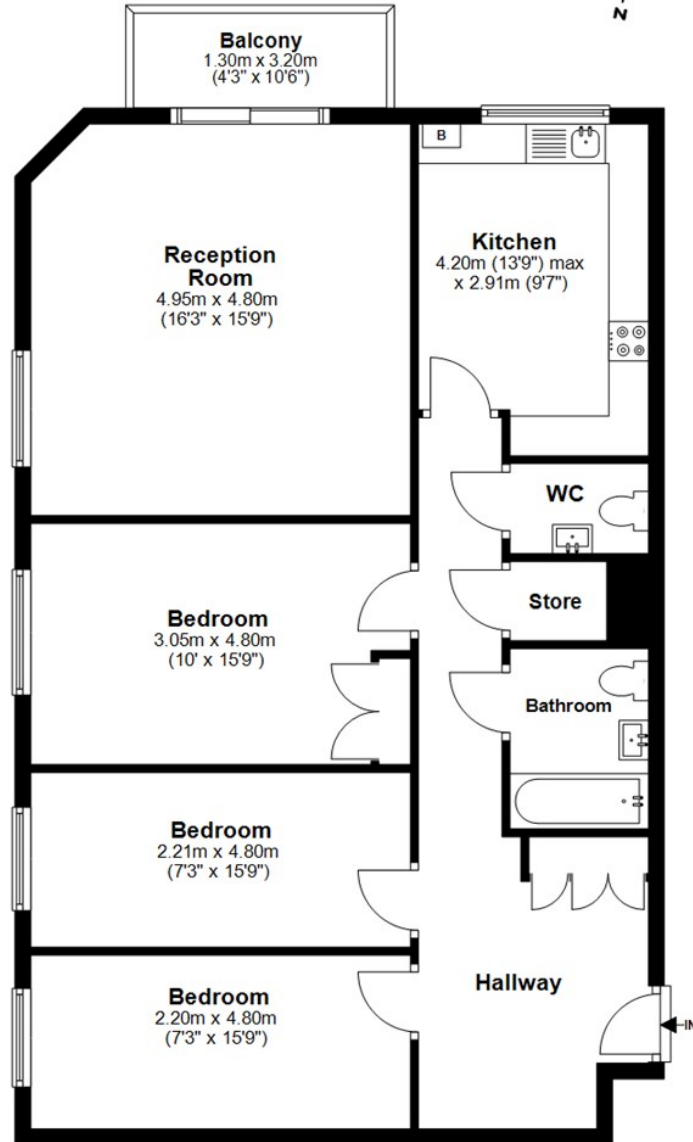
LOCAL AREA

Finchley Road is one of North London's most desirable residential areas, offering an exceptional lifestyle with a perfect balance of urban convenience and green spaces:

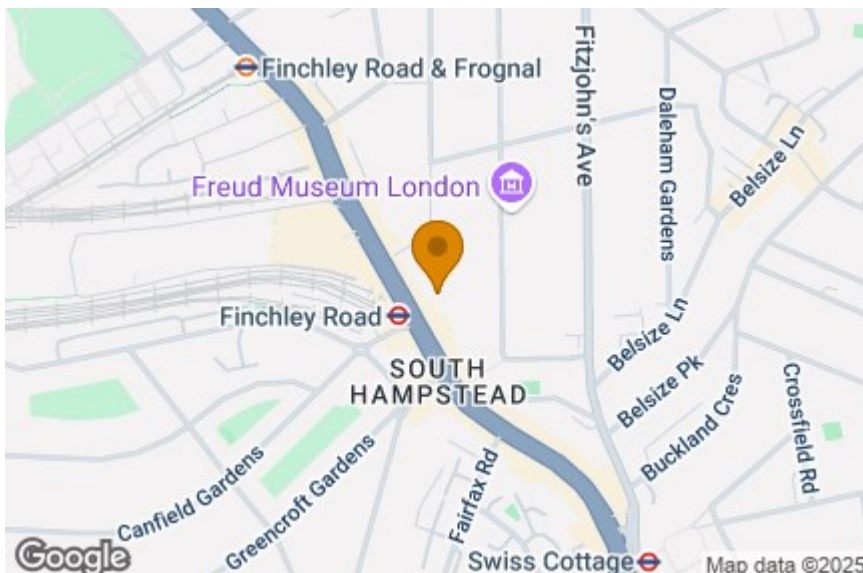
- **Transport:** Just 50m from Finchley Road Underground Station (Jubilee & Metropolitan Lines), with excellent access to the M1 motorway and North Circular Road (A406) for convenient travel across London and beyond
- **Shopping:** Waitrose & Robert Dyas within 100m. High-end boutiques and retail outlets along Finchley Road and close by Hampstead High Street & St Johns Wood High Street
- **Dining:** Excellent selection of restaurants, cafés and pubs nearby
- **Recreation:** Odean Cinema a short distance on Finchley Road. Hampstead Heath and Regent's Park both within easy reach
- **Education:** Outstanding schools including The American School in London and South Hampstead High School

Fourth Floor

Approx. 98.5 sq. metres (1060.5 sq. feet)



Total area: approx. 98.5 sq. metres (1060.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Not to scale. Copyright: RHW Estates