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LONDON  
NW6 4HB

LEASEHOLD - SHARE OF FREEHOLD

**ASKING PRICE** £760,000

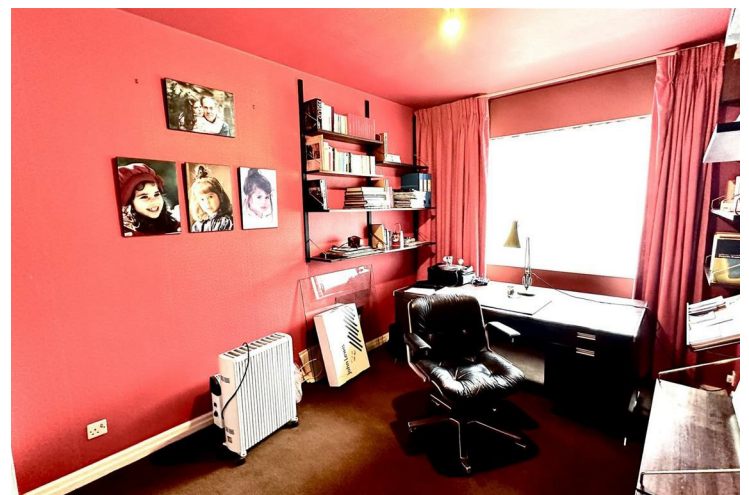
SUBJECT TO CONTRACT

An upper ground floor two/three-bedroom apartment in a prime location, boasting approximately 90 sq. meters of living space within a luxurious purpose-built block. Situated conveniently near Swiss Cottage and Finchley Road tube stations, as well as South Hampstead overground,

The apartment needs cosmetic updating although the kitchen and bathrooms are modern, and features a spacious dual-aspect reception room through to a dining room (which could create a 3rd bedroom) a separate fitted kitchen, a master bedroom, and a generously sized second bedroom. It includes a bathroom/WC and a shower room/WC, as well as a passenger lift and communal gardens. Notably, it comes with a highly sought-after secure underground parking space.

The block has recently undergone extensive refurbishment, both internally and externally, offering luxurious communal areas with a "live-in" concierge. Additional features include double-glazed windows and independent gas central heating.





## FEATURES

VIDEO TOUR:

SERVICE CHARGE: £

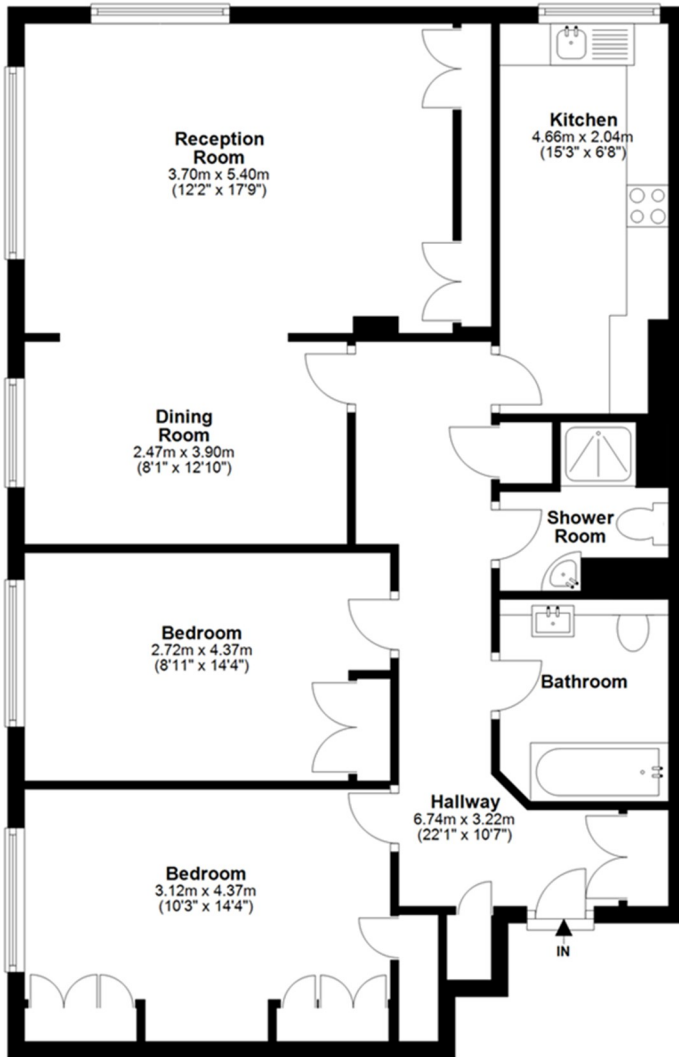
TENURE: Leasehold - Share of Freehold

COUNCIL TAX: F



## Ground Floor

Approx. 89.3 sq. metres (961.3 sq. feet)



Total area: approx. 89.3 sq. metres (961.3 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>                            |         |           |
| (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>                  | 70      | 71        |
| 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