

## Apartment 1, Westfield Lodge, 302 Finchley Road

Hampstead, London, NW3 7AG

£475,000



We are pleased to offer this superb One-Bedroom Ground Floor Flat with Excellent Amenities. This beautifully presented one-bedroom ground floor flat offers a perfect blend of comfort and convenience. Situated in a well-maintained development, the property benefits from a long lease of approximately 969 years and is in excellent condition throughout.

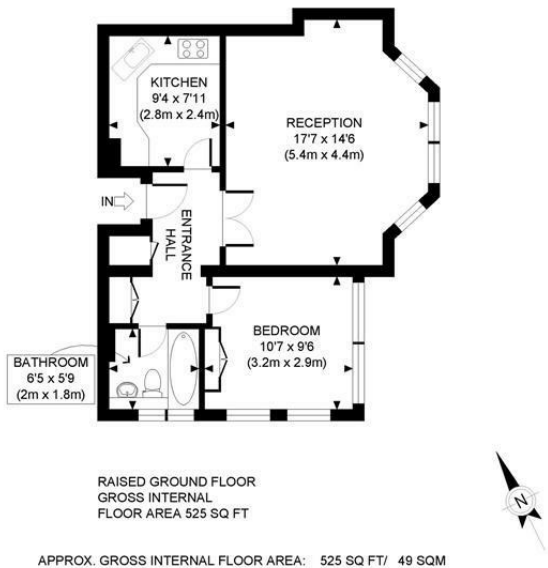
The accommodation comprises a spacious and bright living area, a modern fully fitted kitchen, a generously sized bedroom, and a stylish bathroom. Residents enjoy access to superb on-site facilities, including a swimming pool, a fully equipped gym, and well-kept communal gardens.

Additional benefits include secure underground parking and a Council Tax Band C rating. Ideally located with excellent transport links and local amenities nearby, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike.

The costs involved with the flat Flat service charge yearly: £6300.00 Car park service charge yearly: £700.00 Flat ground rent yearly: £384.00 Car park ground rent yearly: £100.00



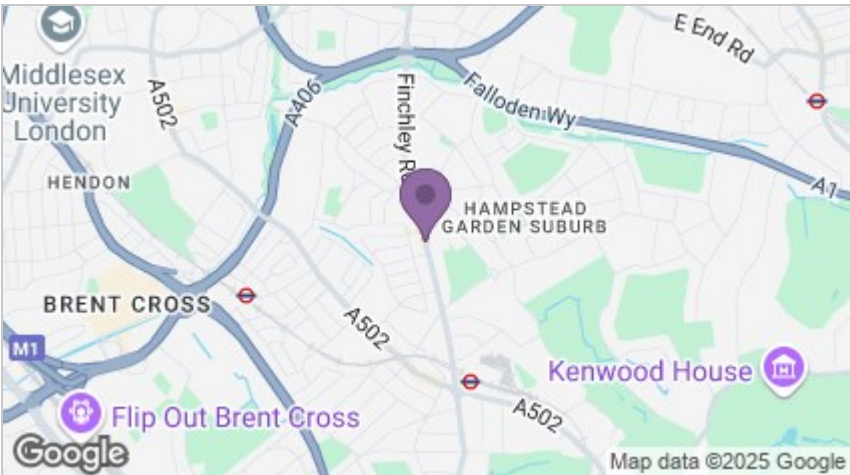
Floor Plans



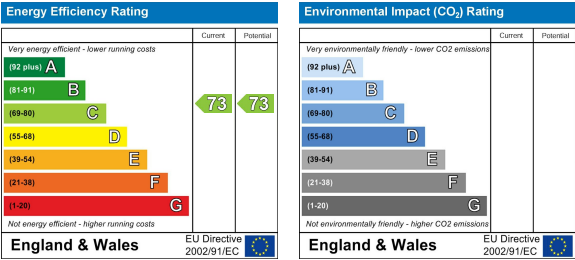
**PROPERTY PHOTO PLANS**  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

