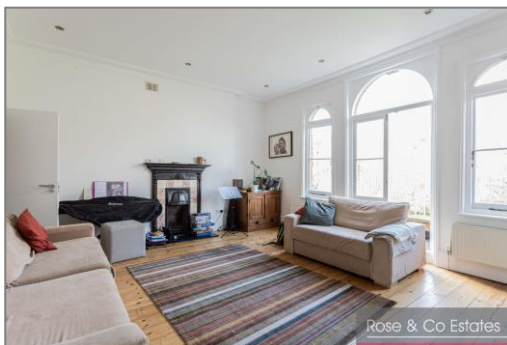


Greencroft Gardens, South Hampstead, London



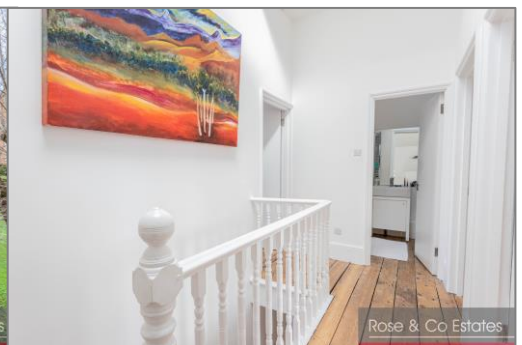
- Superb 1st & 2nd split level 3 bedroom 2 bathroom flat in this period converted property on Greencroft Gardens
- Excellent decorative order. Wonderful eat in kitchen with southerly aspects and wood flooring and high ceilings
- 2nd floor has a main bedroom with excellent views, high ceilings, solid wood flooring and En-suite shower
- Located close to Finchley Road station and Waitrose with easy access to Primrose Hill, Regents Park and Hampstead Heath
- Superb reception with solid wood flooring and balcony over the fantastic 3 acre communal gardens
- Share of freehold new 999 year from 1978 lease being sought. EPC. Viewing via Sole agents 0207372 8488



Rose & Co Estates



Rose & Co Estates



Rose & Co Estates

Asking Price £1,200,000 Subject to contract

1st floor entrance and hallway

Entrance door. Wood flooring. Entry phone. Wooden case up to 2nd floor.

Reception

5.50m x 4.60m (18' 1" x 15' 1") Sash windows, inset spot lights, solid wood floors. Door leading to balcony over looking communal gardens.

Eat in Kitchen 19' 0" x 9' 11" (5.80m x 3.02m)

Modern wall & base units. Solid wood floors, 5 ring gas hob, space for American fridge freezer. Inset sink unit, sash windows.

Guest Cloakroom

Low flush w/c and wash hand basin.

Utility Room 8' 2" x 7' 3" (2.50m x 2.20m)

Sash windows, built-in dishwasher, washer/dryer, wall mounted boiler, sink unit, wall & base units.

2nd floor landing

Wood flooring. Velux window. Access via hatch to loft storage.

Loft storage area

Pull down ladder to excellent loft storage area with lighting and flooring. V shaped.

Bedroom 1 18' 1" x 14' 9" (5.50m x 4.50m)

Sash windows. Solid wood floors. Built-in wardrobes door leading to en-suite bathroom.

En-suite Shower room WC 5' 11" x 5' 7" (1.8m x 1.7m)

Shower cubicle, low flush WC wash hand basin. Velux window.

Bedroom 2 12' 6" x 11' 6" (3.80m x 3.50m)

Sash window, solid wood floors. Built-in wardrobe.

Bedroom 3 11' 6" x 9' 10" (3.50m x 3.00m)

Sash window, solid wood flooring.

Bathroom.WC

3 piece suite, Panelled bath, wash hand basin, low flush WC, Velux windows.

Communal garden

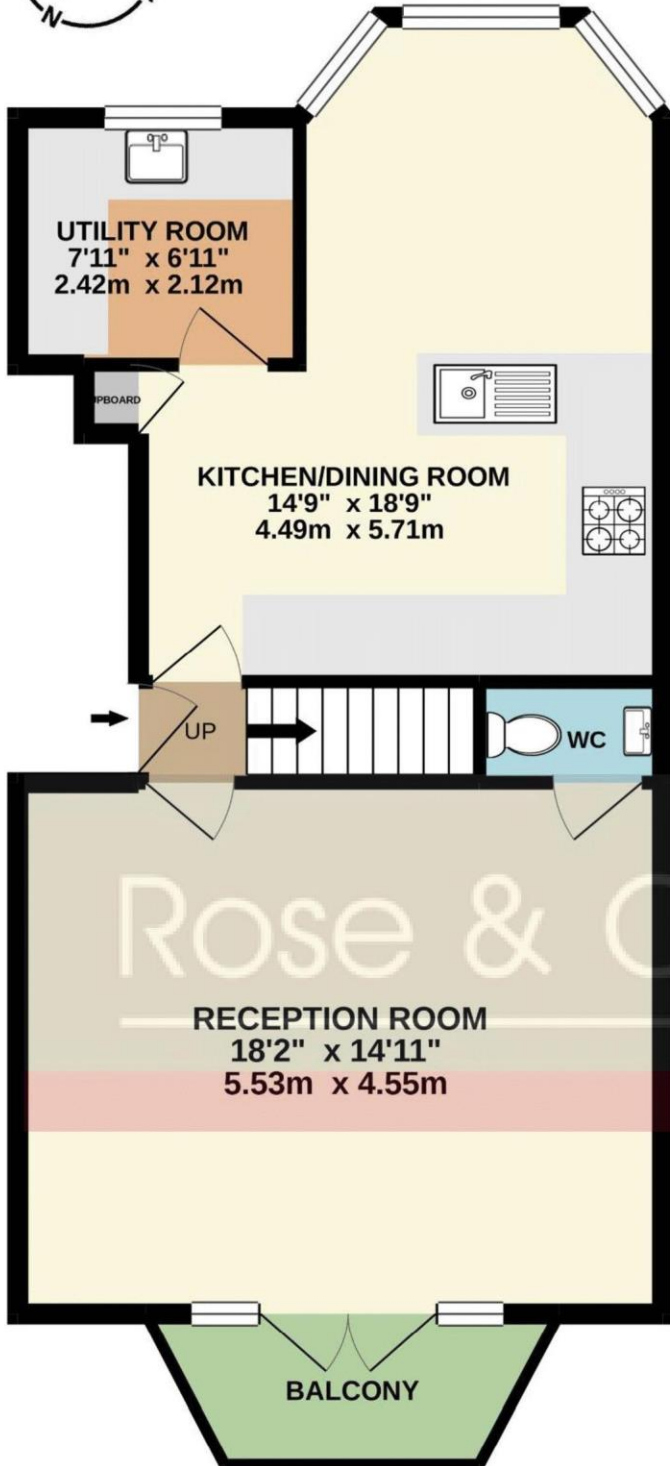
Access to 3 Acre communal gardens from gate at 30 Greencroft Gardens.

Greencroft Gardens, NW6

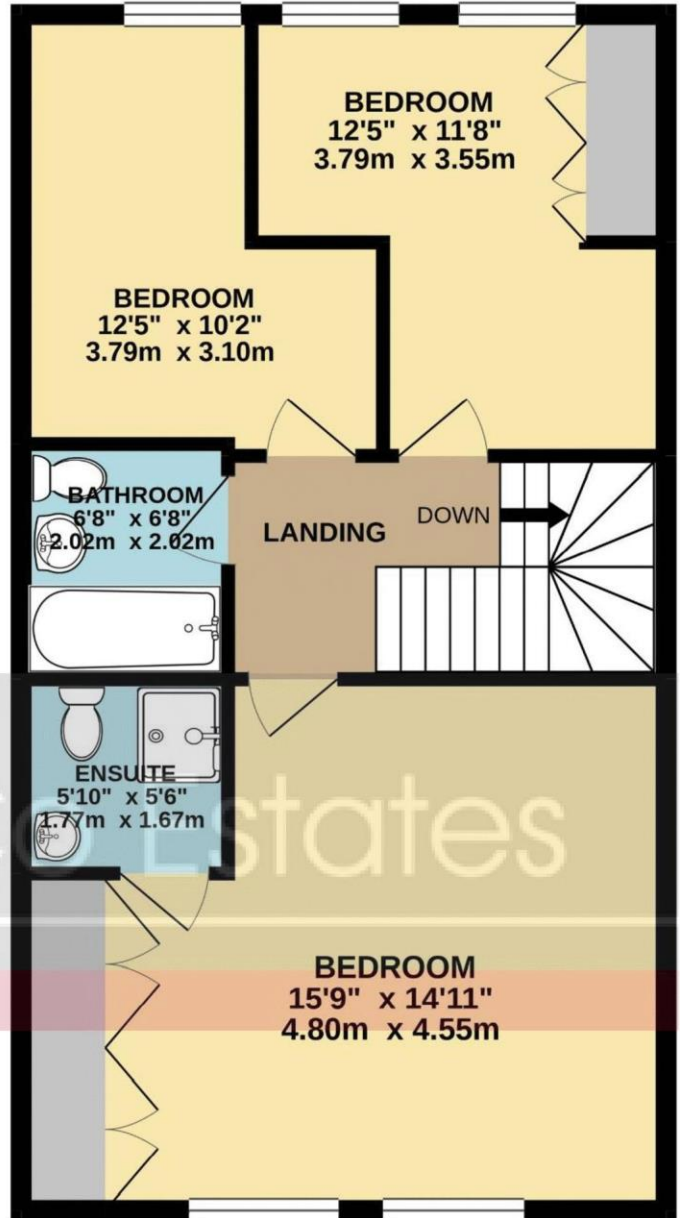
Approximate Gross Internal Area:

1206 sq.ft. (112.0 sq.m.)

1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



2ND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

