



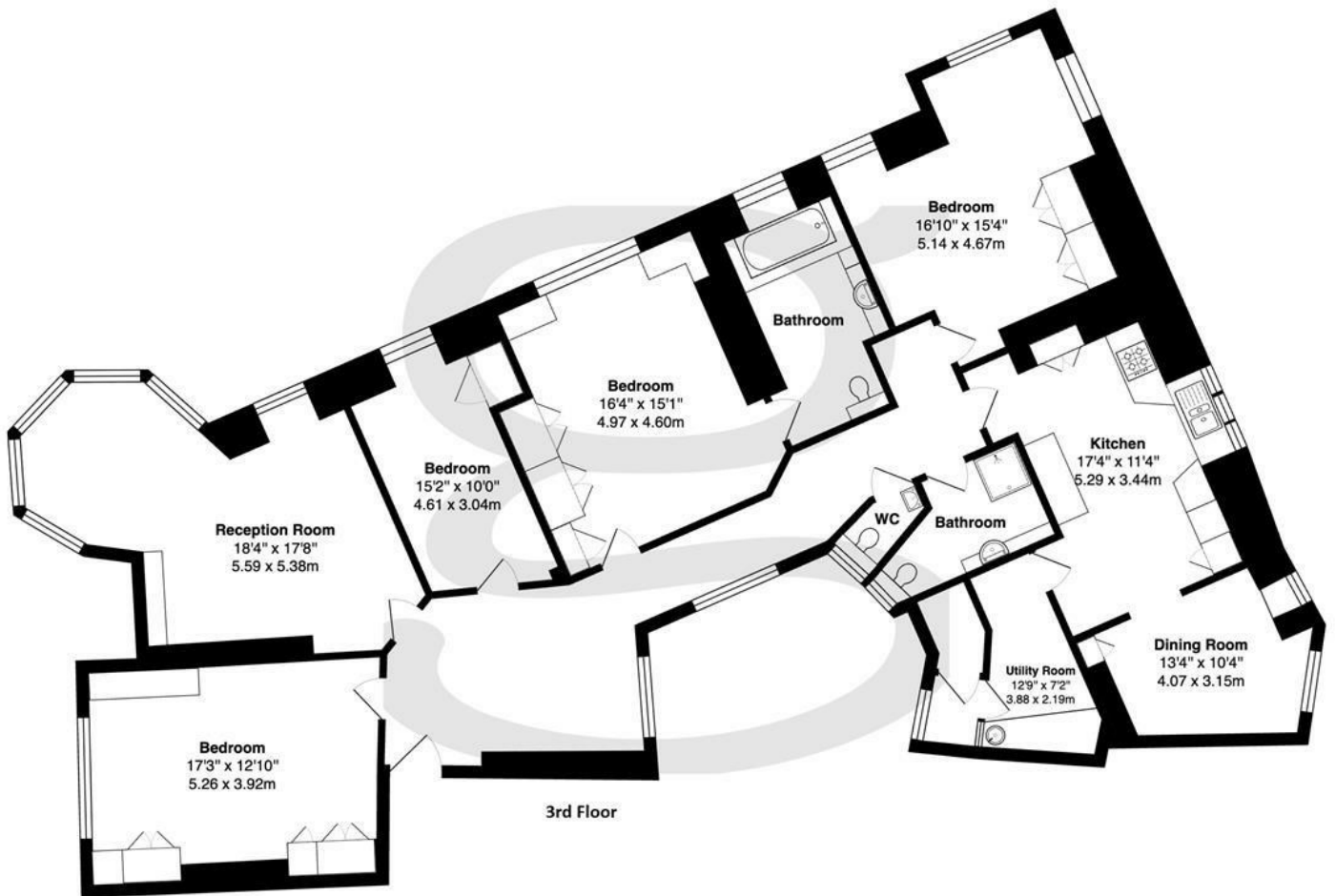
Avenue Mansions, Hampstead NW3 £1,475,000 Subject to contract

An incredibly spacious, top-floor 4-bedroom apartment that offers over 2,150 square feet of well-lit, lateral living space with superb views over London. This apartment is known for its classic charm, featuring numerous original period details and exceptionally high ceilings throughout.

Arranged as a generously sized reception room with a large bay window, a spacious, well-equipped kitchen with a separate dining room, utility room, and rear balcony, a principal bedroom suite with a large bathroom, 3 further double bedrooms, a family bathroom, and a guest WC. Additionally, residents have access to beautifully maintained communal gardens for outdoor enjoyment.

Avenue Mansions is superbly positioned between Hampstead and West Hampstead, offering various public transportation choices nearby. Hampstead Heath, a popular green space, is just over a mile away. West Hampstead Village is within walking distance, offering a range of popular shops, restaurants, and cafes. Transportation links include West Hampstead tube station (Jubilee Line) and West Hampstead Thameslink station. Enjoy the spaciousness and convenience of this location, bridging the best of London living.





Avenue Mansions, Finchley Road NW3

Total Gross Area: 2061 ft² ... 191.5 m²

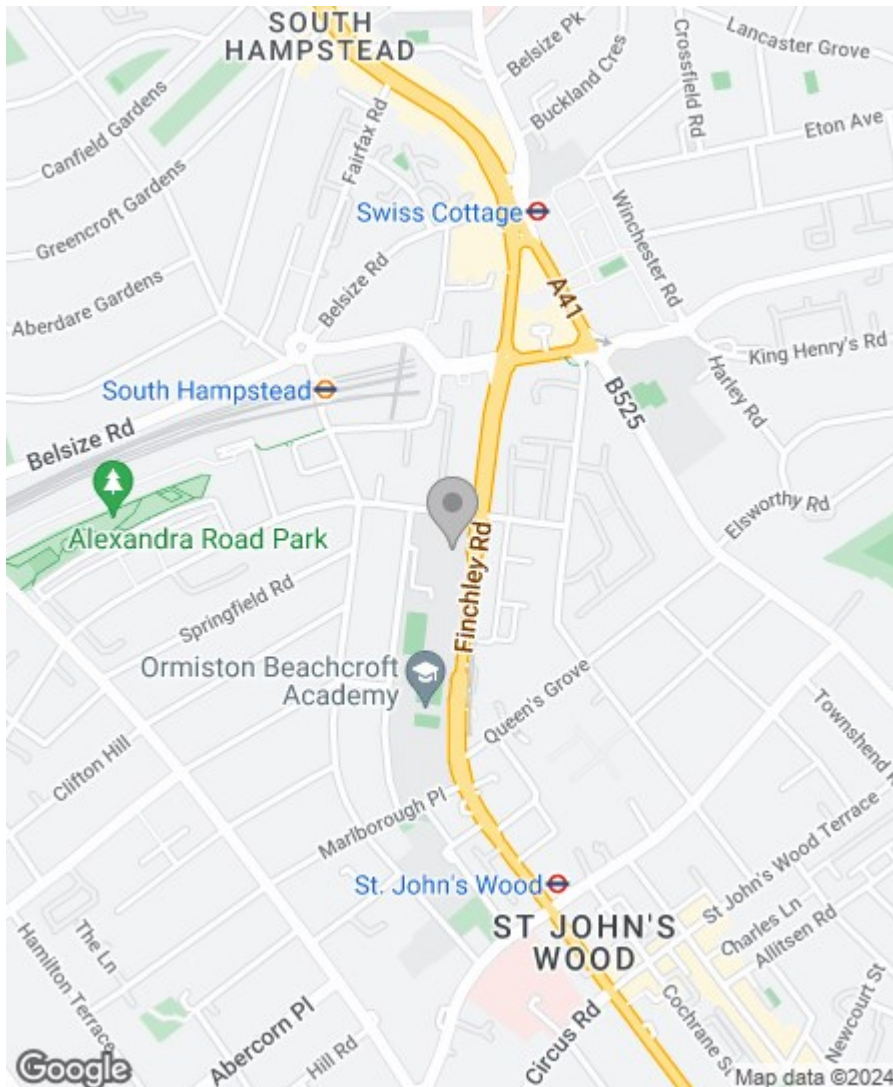
Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

Property Overview

Location	Finchley Road, NW3
Price	£1,475,000
Bedrooms	4
Bathrooms	2
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Camden
Tax Band	G
Current Ground Rent	TBC
Service Charge	£7,793.56
Term	979 years remain / SOF

Key Features

- 4 bedrooms
- Balcony
- Lift Access
- Communal Gardens
- Top Floor
- Period Mansion Block
- High Ceilings
- Period Features
- Great Location
- Share of Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).