



## Sheriff Rd, West Hampstead, NW6 £525,000 Subject to contract

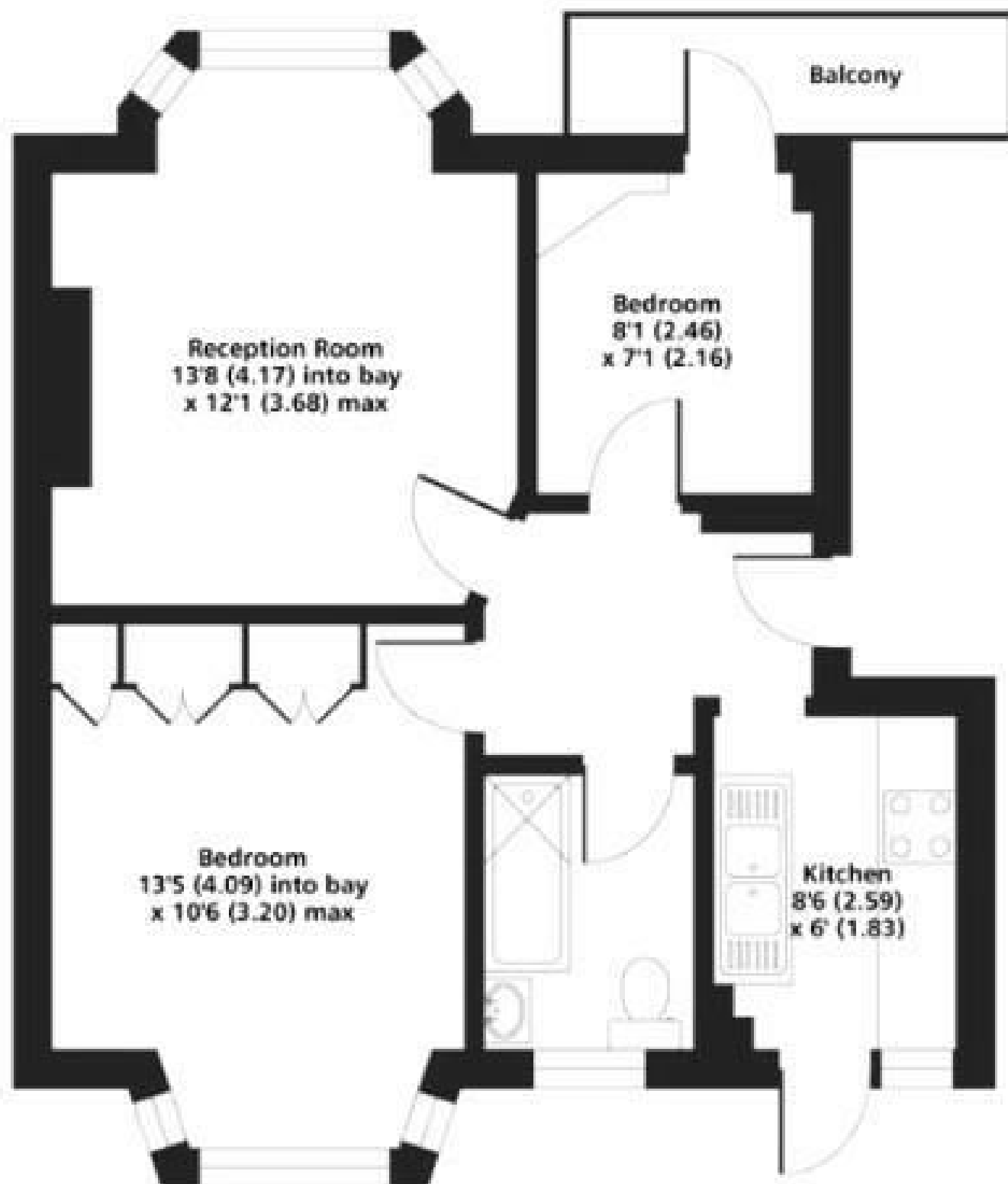
\* includes a garage \* Located off West End lane in a small, private block, we are delighted to offer a well-proportioned 2-bedroom flat with a private balcony.

The property is arranged as a bright reception with wooden floors, a fitted kitchen, a double bedroom and a single bedroom. The apartment is in good order and well-presented.

Sheriff Court is well located on Sheriff Road, only a short walk to West Hampstead underground ( Jubilee Line ) and West End Lane with its large selection of cafes and restaurants.







**Sherriff Court NW6**

**Gross Internal Floor Area 495 sqft 45.9 sqm**

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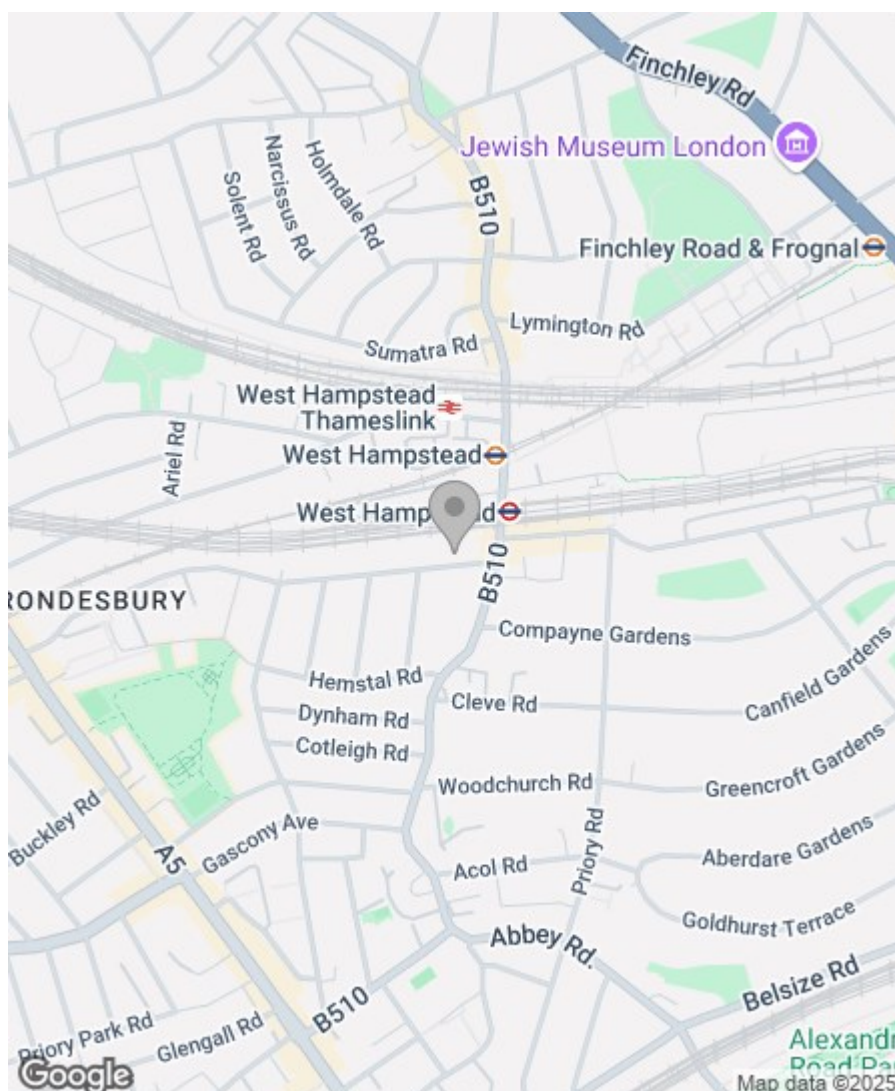
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. This is given for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. 5 years. 10/10. Guarantee is given on the gross internal floor area of the property if quoted

## Property Overview

Location	West Hampstead, NW6
Price	£525,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	D
Current Ground Rent	TBC
Service Charge	Circa £2500 per annum
Term	959 Years Remain

## Key Features

- Great location
- Balcony
- Top Floor
- Small block
- Great Value
- Furnished
- INCLUDES SECURE LOCK UP GARAGE TO REAR
- 959 year lease



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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We are members of



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).