



**FERCROFT AVENUE
LONDON NW3 7PG**

**LEASEHOLD - SHARE OF FREEHOLD
ASKING PRICE £495,000
SUBJECT TO CONTRACT**

VIRTUAL TOUR AVAILABLE. A bright raised ground floor flat with a fabulous large private SOUTH WEST FACING BALCONY located on an extremely peaceful, smart tree lined avenue, within walking distance of Hampstead Heath, Hampstead Village and Finchley Road. The flat forms part of a magnificent period house. The bright spacious reception room with sliding doors leads out onto a large balcony., There is a fitted kitchen, double bedroom and bathroom. 452 sq ft.

Council Tax Band D. Service Charge from April 2024 £901.06 plus annual insurance premium of £1278.59

Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484

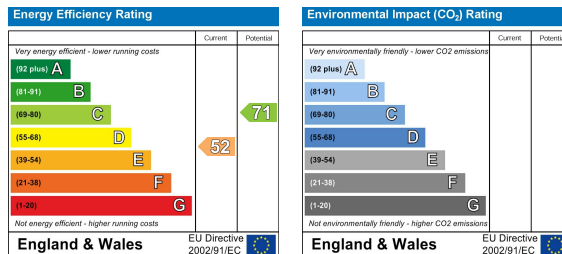
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COUNCIL TAX BAND: D



- PRIVATE DECKED BALCONY
- SOUTH FACING RECEPTION AND BALCONY
- BEAUTIFUL TREE LINED AVENUE

DISCLAIMER

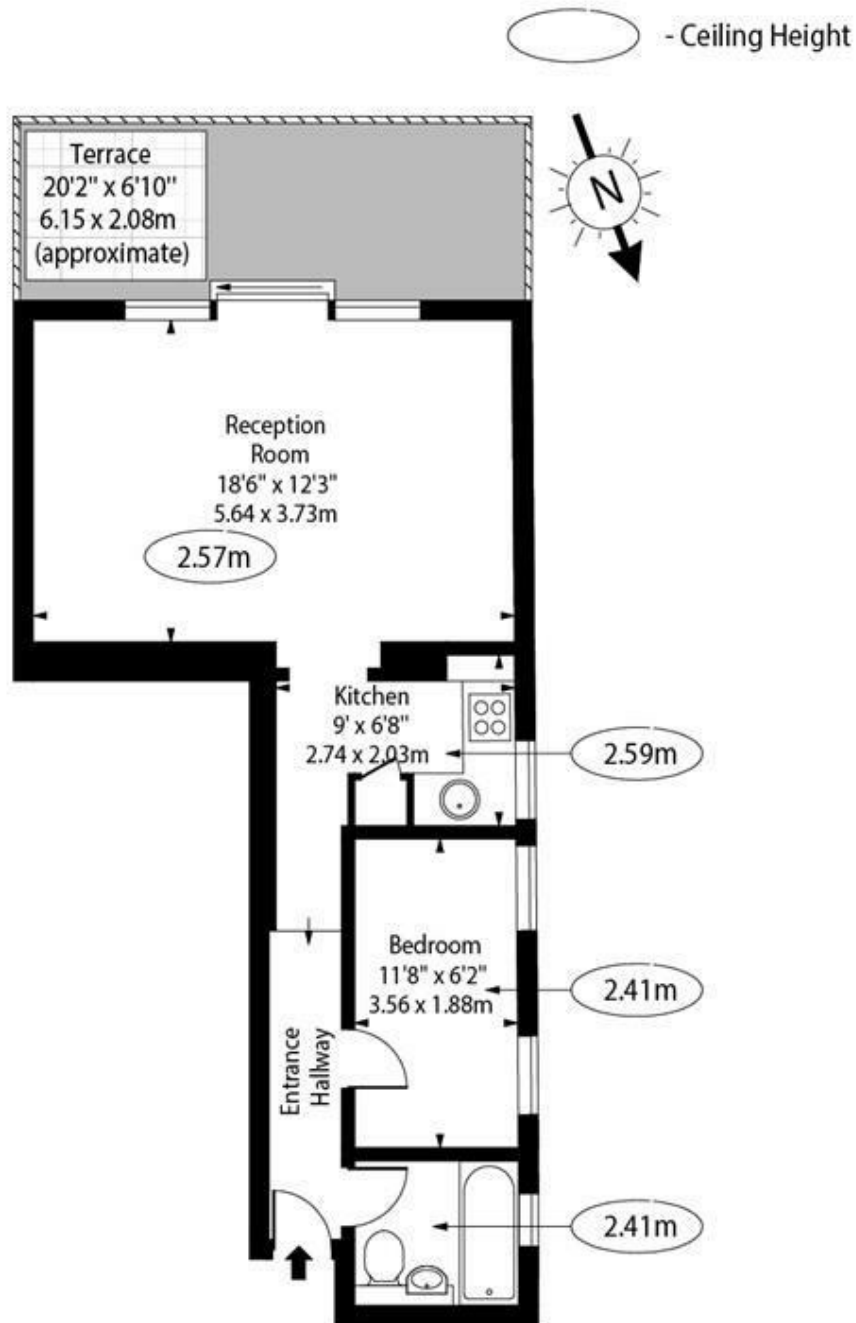
The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

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Ferncroft Avenue, NW3 7PG



Raised Ground Floor

Approx Gross Internal Area 452 Sq Ft - 41.99 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46868

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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