



## Fordwych Road, NW2

£650,000

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A larger than average three bedroom two bathroom garden apartment close to both West Hampstead and Kilburns array of amenities.

Set on the first floor of this semi detached building the apartment also boasts two bathrooms, separate kitchen, high ceilings, stunning bay fronted window, two bathrooms and an East facing private garden.

Fordwych Road is a sought-after residential street conveniently located near both West Hampstead and Kilburn High Street. These bustling high streets boast a diverse selection of restaurants, bars, and essential amenities. Excellent transport connections, including the Jubilee Line, London Overground, and Thameslink, are just a short walk away, ensuring seamless access across London and beyond.



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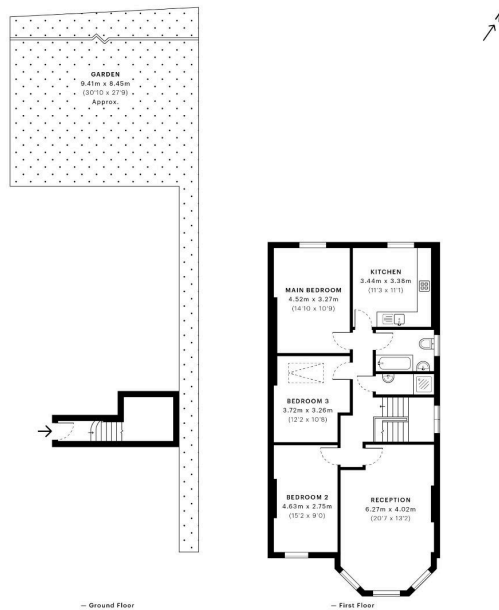


Fordwych Road, NW2

CAPTURE DATE: 06/02/2022 LASER SCAN POINTS: 4,316,185

GROSS INTERNAL AREA

100.90 sqm / 1086.08 sqft



GROSS INTERNAL AREA (GIA)  
The interior of the property  
100.90 sqm / 1086.08 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and structural features  
95.84 sqm / 1038.63 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPCS 3D RESIDENTIAL: 95.63 sqm / 1030.12 sqft

SPCS 2D RESIDENTIAL: 92.63 sqm / 998.95 sqft

SPCS ID: 618bdf6036c05b6a0cb47c932