

FOR SALE BY MODERN AUCTION · LONDON NW6

Priory Road

South Hampstead, London NW6 4SG

GUIDE PRICE

£650,000

Share of freehold · Chain free

2	1	1	874 sq ft	C (72)
BEDROOMS	BATHROOM	RECEPTION	APPROX. FLOOR AREA	EPC RATING

For sale by Modern Auction – T&Cs apply · Subject to a hidden reserve price · Buyers' fees apply · Buyer Information Pack available
Interested parties' details will be shared with the auctioneer, iamsold Ltd.

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There is a particular pleasure in living above the rooftops of London. The street feels a little further away and the outlook opens up. Light moves through tall sash windows from both the front and back of the building, and the flat takes on a calm of its own.





This two-bedroom period conversion occupies the second floor of a stucco-fronted building on Priory Road, a conservation area street between South Hampstead and West Hampstead, London NW6. It is offered chain free with a share of freehold, and is coming to the market for the first time in almost 20 years.

ARRIVING HOME

The street door opens into a hallway shared only with the flat below. From there, your own front door leads up a private staircase, giving you a real sense of arriving home before the flat opens out above.

EVENINGS IN AND HAVING FRIENDS ROUND

Everyday life gathers in the reception room, which overlooks the rear gardens, so your evenings come with a green outlook rather than the street. At approximately 16'8 x 15'1, it takes a generous sofa arrangement and a proper dining table, so having friends round for dinner doesn't mean pushing the furniture aside. Two tall sash windows draw in the light, while high ceilings, decorative cornicing, dark timber floors, column radiators and a period fireplace keep the character of the original building. The kitchen sits through a wide opening, so whoever is cooking stays part of the conversation, with white cabinetry, dark worktops and integrated appliances giving it a clean, understated finish.

SLEEPING AND WORKING

Both bedrooms face the conservation area street, on the opposite side of the flat from the living space. The main bedroom, approximately 15'0 x 10'11, has two sash windows and room for a king-size bed and wardrobes. The second, approximately 11'10 x 10'2, is a genuine double rather than the compromise many London flats offer, and works just as well as a permanent home office with a door you can close at the end of the day. The bathroom, off the hallway, has a bath with an overhead shower and glass screen, a vanity basin and a concealed-cistern WC.

SOMEWHERE TO PUT EVERYTHING

Direct access to the loft and eaves gives you storage most flats can't offer: suitcases, seasonal clothes and sports kit all go up and out of the way, leaving your rooms clear for living.



READY TO MOVE INTO

At approximately 874 sq. ft / 81.2 sq. m, with light from front and back and rooms in good proportion, this is a home that lives comfortably. It has been kept neutral and is ready to move into, with scope to add your own style over time. It also holds an EPC rating of C, which is good for a period building. For a couple or a professional who wants space, period character and an easy commute, it ticks every box.

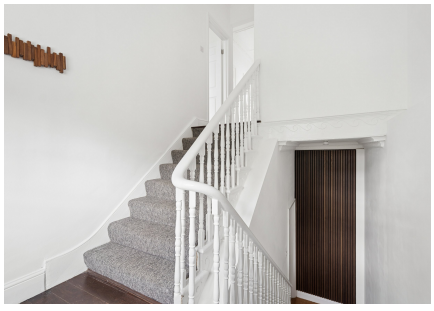
A COMMUTER'S DREAM

Priory Road sits at the centre of three Tube and rail lines. Kilburn High Road station (London Overground) is a 6-minute walk, Kilburn Park (Bakerloo line) is 9 minutes away, with Oxford Circus under 20 minutes door to door, and West Hampstead (Jubilee line and Thameslink) is a 14-minute walk. South Hampstead Overground is 13 minutes on foot. Whichever way you head into town, there's a line within easy walking distance.

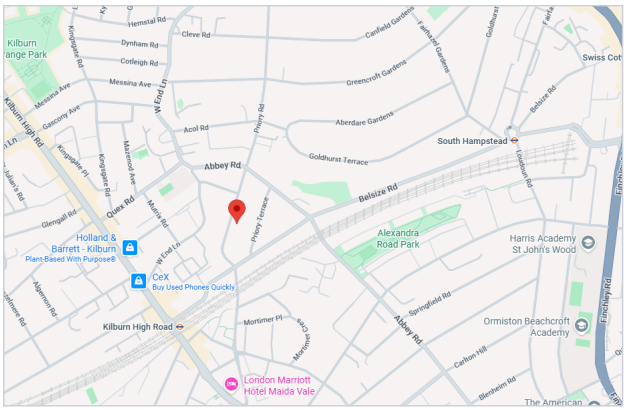
At the weekend, West Hampstead's cafés and restaurants on West End Lane are close by, as are the shops of Kilburn High Road. The street is in a controlled parking zone, with resident permits available subject to eligibility.









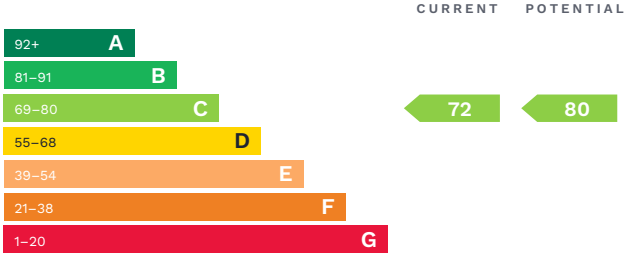


Map data ©2026 Google

LOCATION

6 min	Kilburn High Road, Overground
9 min	Kilburn Park, Bakerloo line
<20 min	Door to door to Oxford Circus
13 min	South Hampstead, Overground
14 min	West Hampstead, Jubilee & Thameslink

ENERGY PERFORMANCE



KEY INFORMATION

Tenure	Share of freehold, 970 years remaining on the lease
Ground rent	£0 per annum
Service charge	£1,500 per annum
Council tax	E
EPC	C (72)
Floor	Second floor, with private entrance staircase
Storage	Direct loft and eaves access
Parking	Controlled zone, resident permits subject to eligibility

METHOD OF SALE

This property is for sale by Modern Method of Auction, operated by iamsold Ltd, allowing the buyer and seller to complete within a 56-day Reservation Period. On acceptance of a bid, the buyer signs a Reservation Agreement and pays a non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The fee is paid in addition to the purchase price. A Buyer Information Pack is available, which you must view before bidding.

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Arrange a private viewing

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SCAN FOR THE VIDEO TOUR

These particulars are a guide only and do not form part of any offer or contract. Measurements, distances and journey times are approximate, and photographs are for illustration. Buyers should verify all details, including tenure and charges, through their own advisers.