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COMPAYNE GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3RU

LEASEHOLD

**ASKING PRICE** £595,000  
SUBJECT TO CONTRACT

We are delighted to offer an extremely large first-floor one-bedroom conversion of approx. 700 sq. ft, set within an imposing corner residence with beautiful communal areas on the junction with Compayne Gardens and Priory Road.

With huge scope to refurbish and create a two-bedroom property, the flat enjoys high ceilings with a large bay window, reception room & eat-in kitchen. Very large bedroom and bathroom/WC.

Ideally located within a short distance of West Hampstead Transportation as well as Finchley Road.



## FEATURES

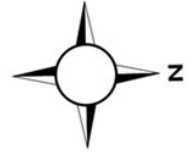
- Large 1 Bedroom Apartment
- Attractive Victorian House Conversion
- Spacious Reception
- Kitchen Diner
- Near West Hampstead & Finchley Road Tube stations

VIDEO TOUR:

SERVICE CHARGE: £

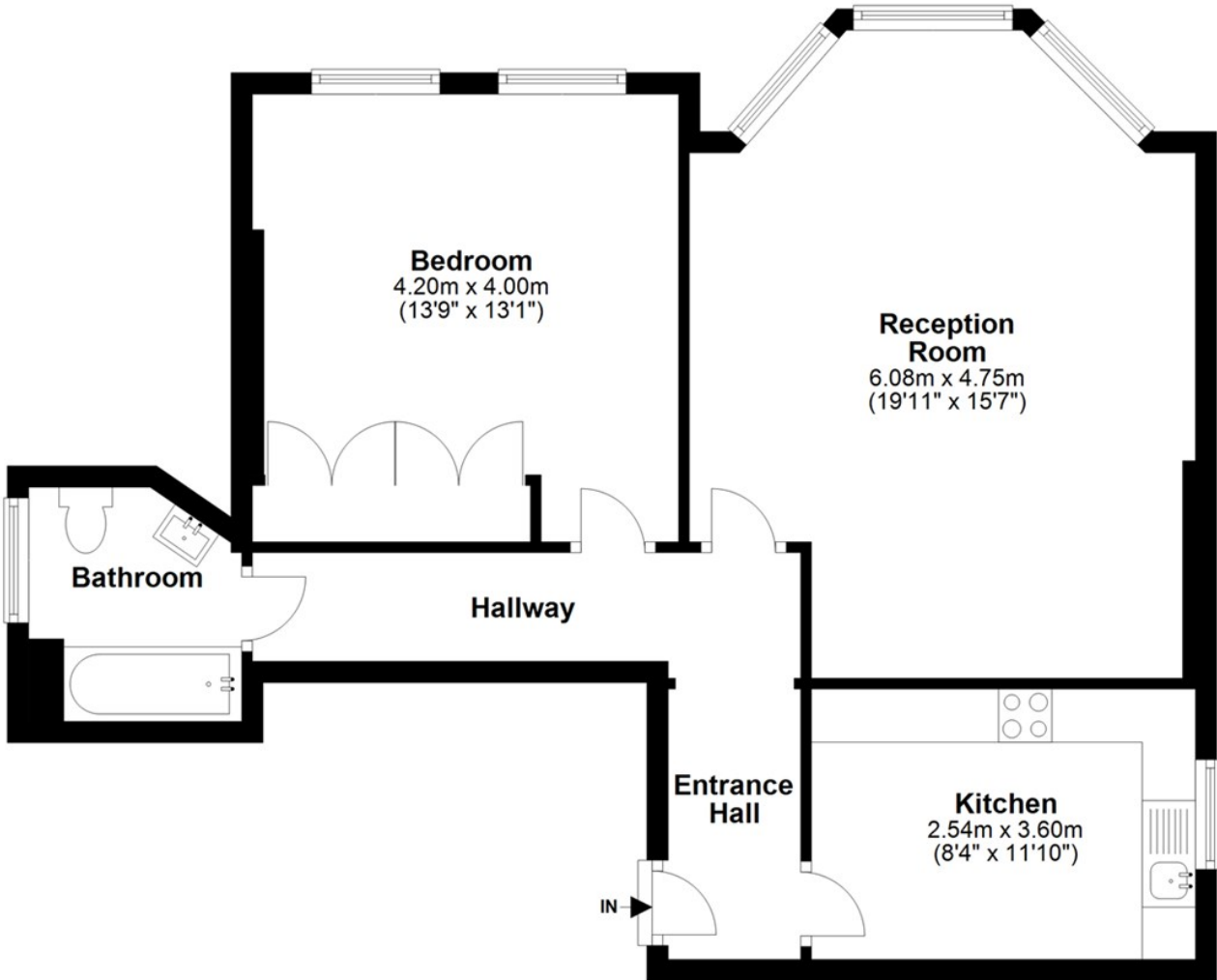
TENURE: Leasehold

COUNCIL TAX: E

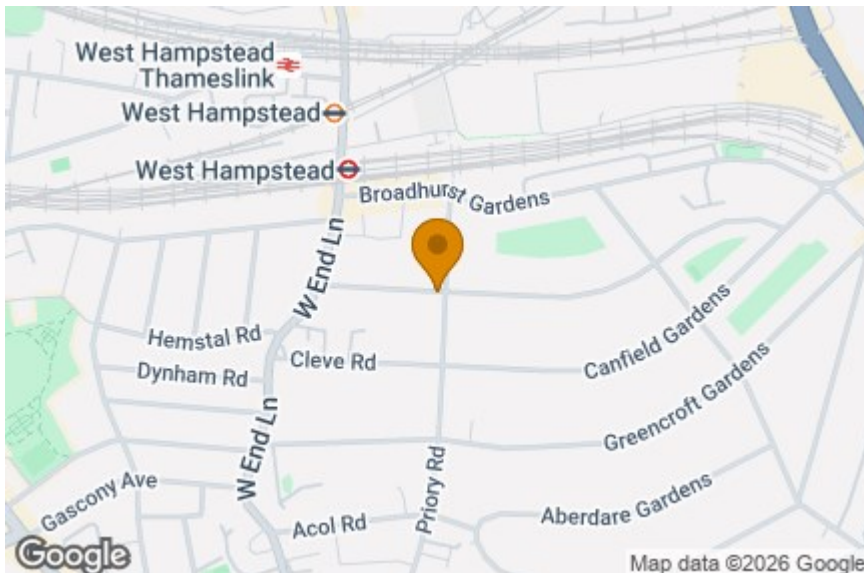


## First Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates