



Greencroft Gardens

South Hampstead, NW6

Guide Price £550,000

An extremely spacious and well-presented one double bedroom flat set on the second floor of a substantial red brick period building located in South Hampstead NW6.

The property boasts a huge 21' x 13' reception room, offering excellent living and dining space, complemented by wood floors. The large double bedroom is generously proportioned, also has wood floors and is situated at the back of the building with pleasant views.

Further benefits include off-street parking (available on a first come, first served basis), a long leasehold, and the property being offered chain free, contributing to a smooth and straightforward purchase process.

The flat is located approximately 0.5 miles from the Jubilee Line, bus links and 0.5 miles from Waitrose and many other shops and amenities.

CHESTERTONS



Greencroft Gardens

South Hampstead, NW6

- One large double bedroom
- Second floor flat
- Huge 21' x 13' reception room
- Wood floors
- Off-Street Parking (first come, first served)
- 0.5 miles to the Jubilee Line
- 0.5 miles to Waitrose
- Long leasehold
- Chain free



Tenure: Leasehold 145 years 11 months as of January 2026

Service Charge: £1,200 per annum

Ground Rent: £0

Local Authority: Camden

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Sales

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Hampstead

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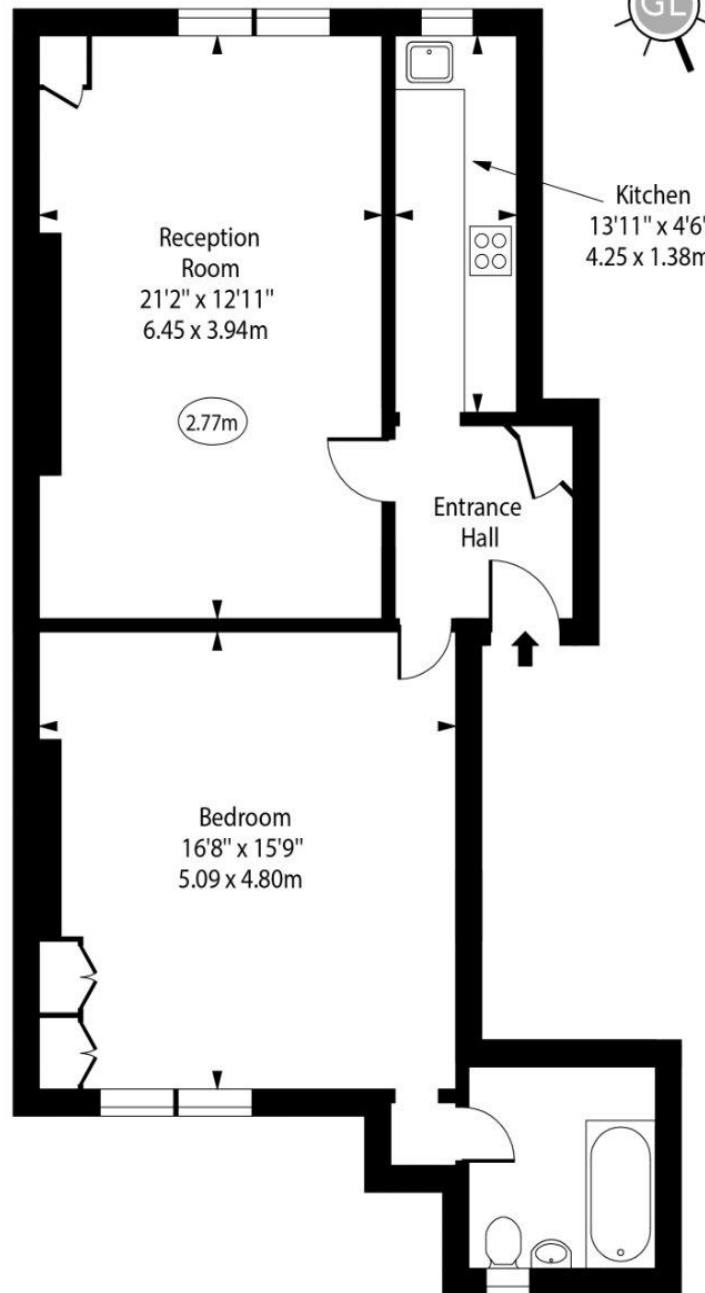
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area

732 Sq Ft - 68.00 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Prepared for Chestertons

Ref. No. 030217WI

