



# Ferncroft Avenue

Hampstead, NW3

Asking Price £675,000

Offered chain free, a two double bedroom top floor flat situated within this attractive red brick period house on a tree lined road in Hampstead.

The property benefits from an 18' south facing reception room, built in wardrobes in both bedrooms, access to loft space and being less than one mile from Hampstead Village and Hampstead Underground (Northern Line).

We are advised that the loft space is demised to the flat and that the owner had used this for storage. There is potential to convert the loft to habitable accommodation subject to full consent from any relevant parties and planning permission. Sole agent.

Service charge: £75 per month.

**CHESTERTONS**



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Hampstead, NW3

- Bright top floor flat
- Two double bedrooms
- 18' south facing reception room
- Loft space
- Share of freehold & a 962 year lease
- 0.8 miles to Hampstead Village
- 0.9 miles to the Northern Line



**Tenure:** Share of Freehold and a lease with 962 years remaining.

**Service Charge:** £900 per year (£75 per month.)

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

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NW3 1QH

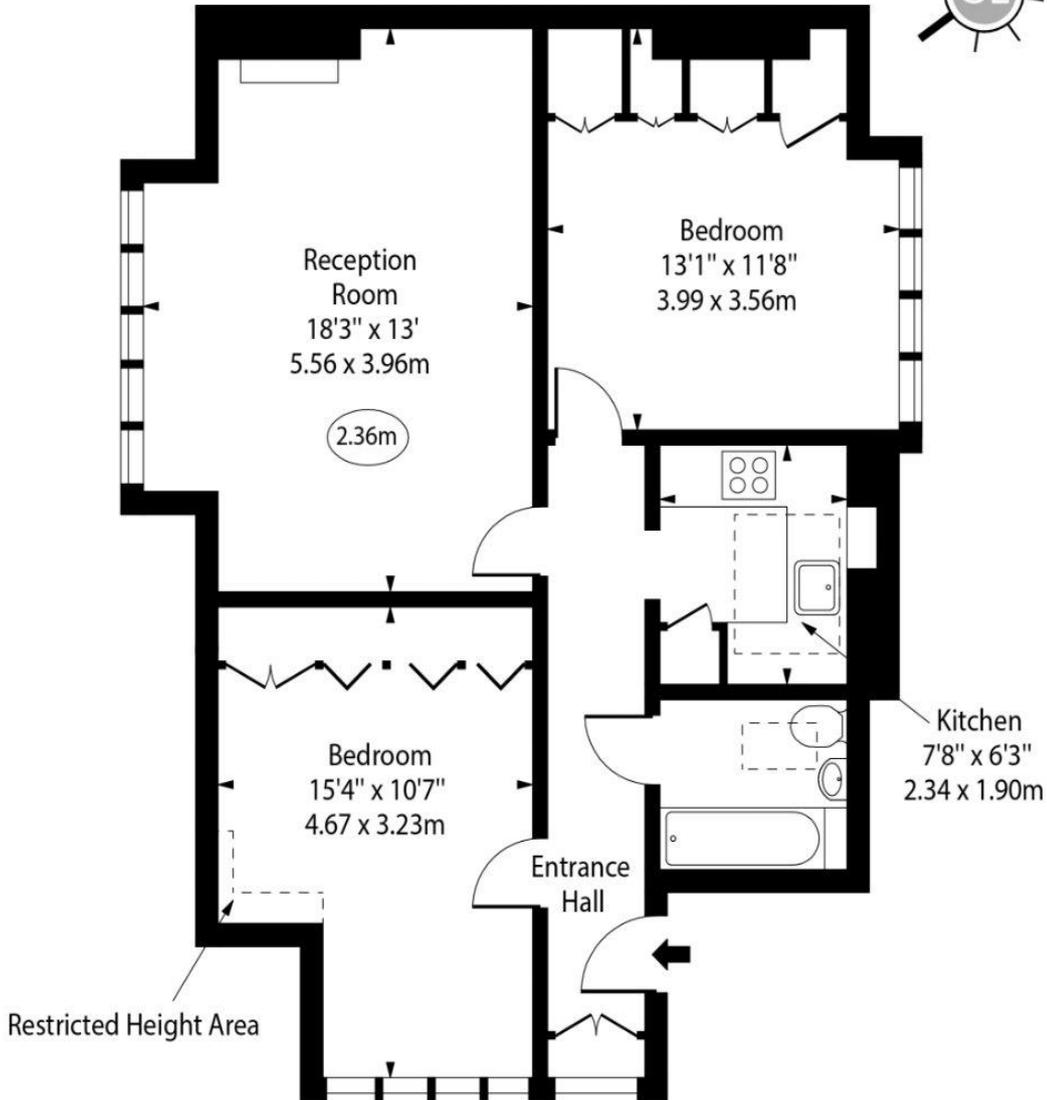
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Ferncroft Avenue,  
Hampstead, NW3

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 688 Sq Ft - 63.92 Sq M

Approx. Floor Area Including Restricted Heights 693 Sq Ft - 64.38 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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