

Ferncroft Avenue

Hampstead, London NW3

WAYNE & SILVER



The Property

A bright and airy lateral three bedroom, two bathroom apartment set within a charming semi-detached red-brick house on the leafy Ferncroft Avenue, NW3.

Offering approximately 1,152 sq ft of well-balanced accommodation across the top floor, the apartment opens into a spacious central entrance hall from which all main rooms are accessed. The impressive principal bedroom benefits from built-in storage, a stylish en-suite bathroom, and attractive garden views, while two further bright double bedrooms provide excellent additional accommodation.

A particular highlight is the spacious south-facing reception room, flooded with natural light, with a separate fully fitted kitchen conveniently positioned adjacent.

Ferncroft Avenue is a beautiful tree-lined street, ideally located approximately 0.8 miles from Hampstead Underground Station (Northern Line) and 0.9 miles from West Hampstead's excellent transport links, including the Jubilee Line, Thameslink, and Overground services.

Please note: Images have been virtually staged.

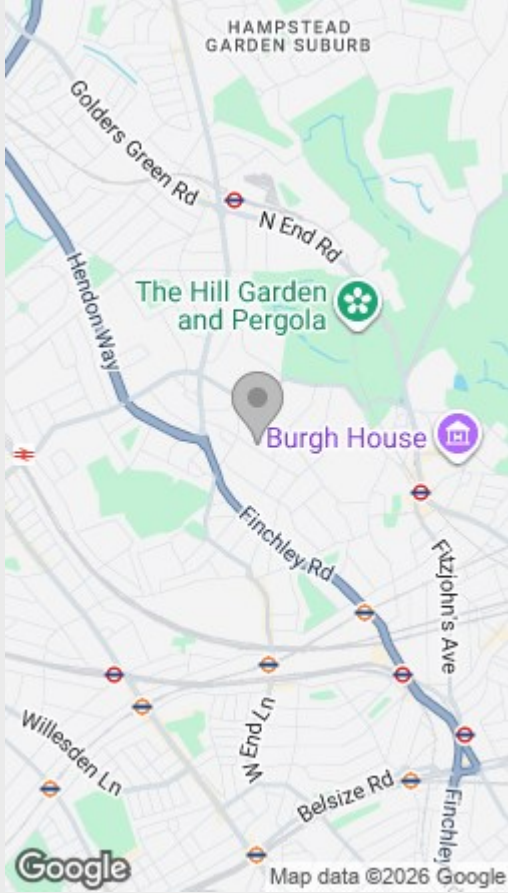
Key Features

- 3 bedroom 2 bathroom
- Lateral apartment
- 1152 Sq ft
- Long leasehold
- *Internal images virtually staged*





Location





WAYNE
& SILVER

Ferncroft Avenue

£995,000

BEDROOMS

3

BATHROOMS

2

INTERNAL

1152.00 sq ft

EPC

E

LOCAL COUNCIL

Camden

TAX BAND

F

TENURE

Leasehold

YEARS REMAINING

955



Floorplan & EPC

£995,000

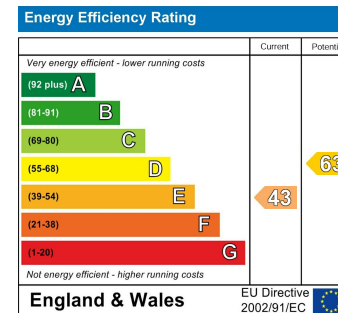


APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM)
 1141 SQ. FT. (106 SQ. M.)
 REDUCED HEADROOM = 11 SQ. FT. (1 SQ. M.)
 TOTAL = 1152 SQ. FT. (107 SQ. M.)

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**



WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.