



RYDAL WATER, HAMPSTEAD ROAD, LONDON, NW1

£650,000

PRIVATE ENCLOSED BALCONY | 6.37% GROSS YIELD | CHAIN FREE

Goldman Greg are delighted to offer this two bedroom ninth floor apartment located in Rydal Water on Hampstead Road, NW1.

The apartment is modern throughout and benefits from two good size double bedrooms, a separate living room, eat in kitchen with white goods, Gas Central Heating and a family bathroom.

Rydal Water is well connected to Mornington Crescent, Warren Street, Regents Park and surrounding areas making this for professionals needing access in and out of the City.

The property is offered on a chain-free basis and is currently let, achieving £3,450 pcm, making this an attractive opportunity for investors seeking a rental investment.



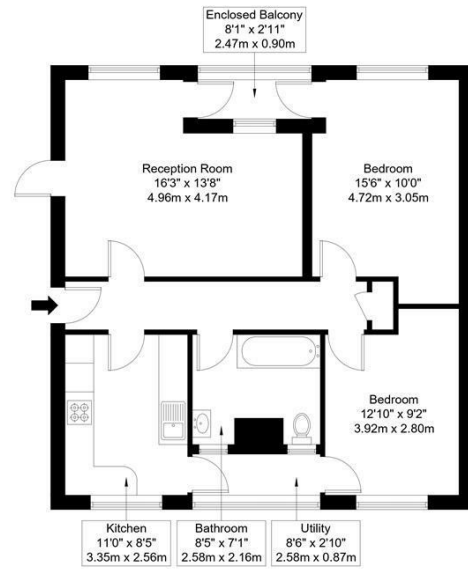
Goldman Greg

Hampstead Road, NW1 3ED

Approx Gross Internal Area = 68.2 sq m / 734 sq ft

Enclosed Balcony = 2 sq m / 22 sq ft

Total = 70.2 sq m / 756 sq ft

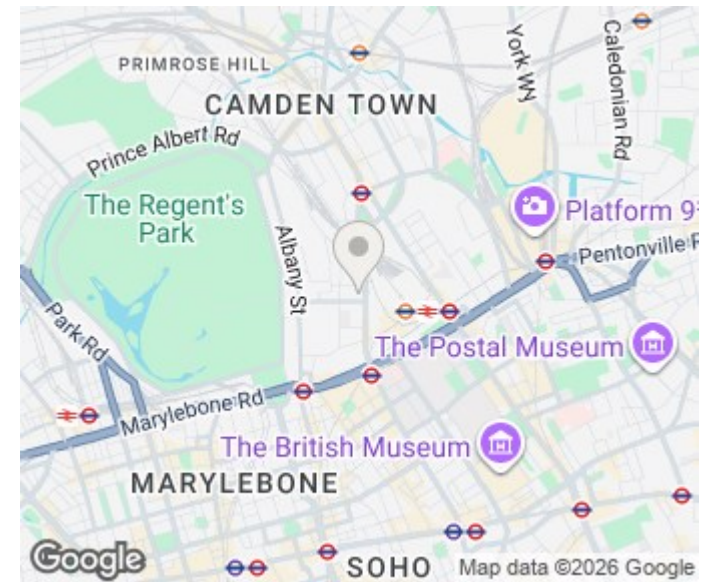


Ninth Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright © BleuPlan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Goldman Greg
143 Leman Street
London
E1 8EY

02079770018
leads@goldmangreg.co.uk
www.goldmangreg.co.uk

