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GOLDHURST TERRACE  
SOUTH HAMPSTEAD  
LONDON  
NW6 3HU

LEASEHOLD - SHARE OF FREEHOLD

**ASKING PRICE** £539,950  
SUBJECT TO CONTRACT

We are delighted to offer, as sole agents this 3rd-floor (top) two-bedroom conversion located at the upper end (Finchley Road) of this popular address.

The flat is offered in good decorative order and is very bright and airy, boasting two roof terraces at the front and rear as well as multiple skylights. Rear reception room with wood flooring to the roof terrace, both bedrooms give access to the large front terrace/balcony, a fully fitted kitchen and a lovely bathroom/WC.

Independent gas central heating and double-glazed windows throughout.



## FEATURES

- Front & Rear Terraces
- Top Floor Conversion
- Ideal for Finchley Road Tube
- Two bedrooms

## VIDEO TOUR:

SERVICE CHARGE: £

TENURE: Leasehold - Share of Freehold

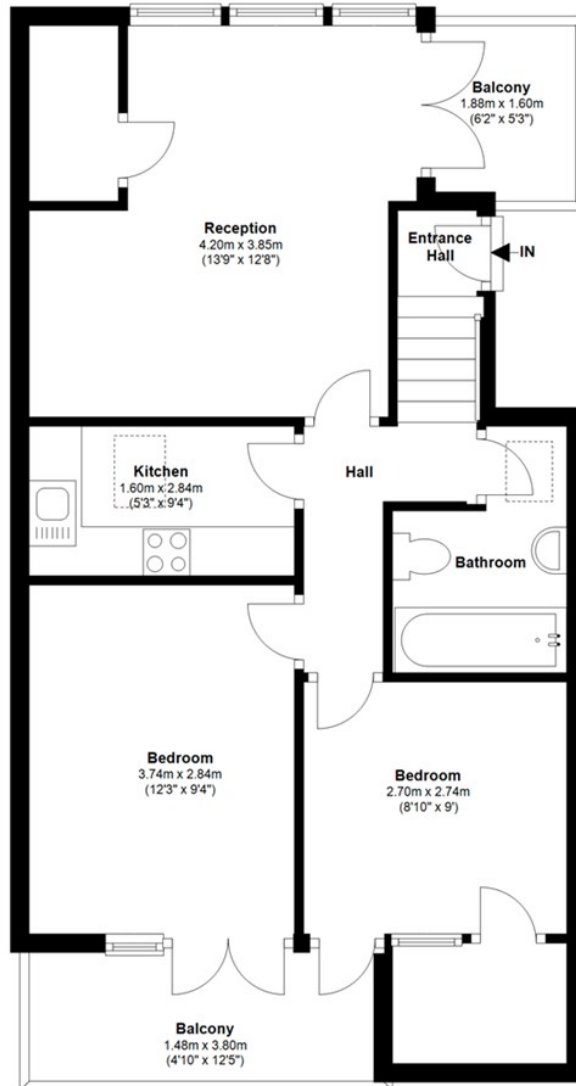
COUNCIL TAX: E





### Third Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 53.3 sq. metres (573.5 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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.

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