



Iverson Road

West Hampstead, NW6

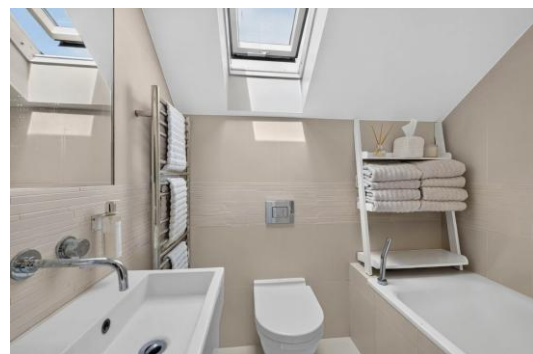
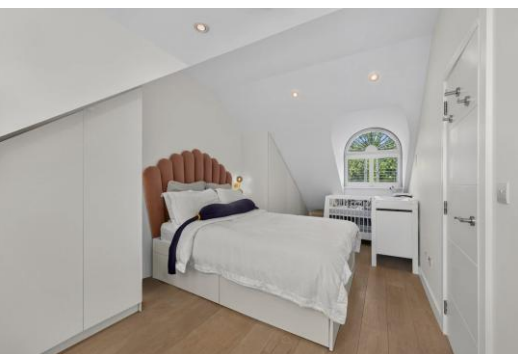
Asking Price £635,000

Situated within an attractive period conversion in West Hampstead, this beautifully presented two-double bedroom duplex flat offers over 700 square feet of bright and stylish accommodation arranged over the second and third floors.

The property is centred around a superb open-plan reception room and contemporary kitchen, creating an ideal space for both everyday living and entertaining. Flooded with natural light from two large sash windows. The sleek, modern kitchen is fitted with a comprehensive range of units, integrated Bosch appliances and ample worktop space, seamlessly blending with the living and dining areas.

The principal bedroom occupies the upper floor and benefits from generous proportions, fitted wardrobes and useful eaves storage, whilst the second double bedroom is located on the lower level, making it ideal for guests, a home office or family living. A contemporary family bathroom completes the accommodation.

Ideally positioned on Iverson Road, the property is just a short distance from the selection of cafés, restaurants and shops of West Hampstead, together with the Jubilee Line, Thameslink and Overground stations, providing superb transport connections across London.



Iverson Road

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- Two double bedroom duplex flat
- Beautifully presented
- Bright open-plan reception room
- Contemporary fitted kitchen
- Integrated Bosch appliances
- Large sash windows
- Built in wardrobes
- Close to West Hampstead's cafés, restaurants & shops
- Excellent transport links via West Hampstead Jubilee Line, Thameslink & Overground stations



Tenure: Leasehold 112 years remaining
Service Charge: £2,975 per annum
Ground Rent: £350 per annum
Local Authority: Camden
Council Tax Band: D

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

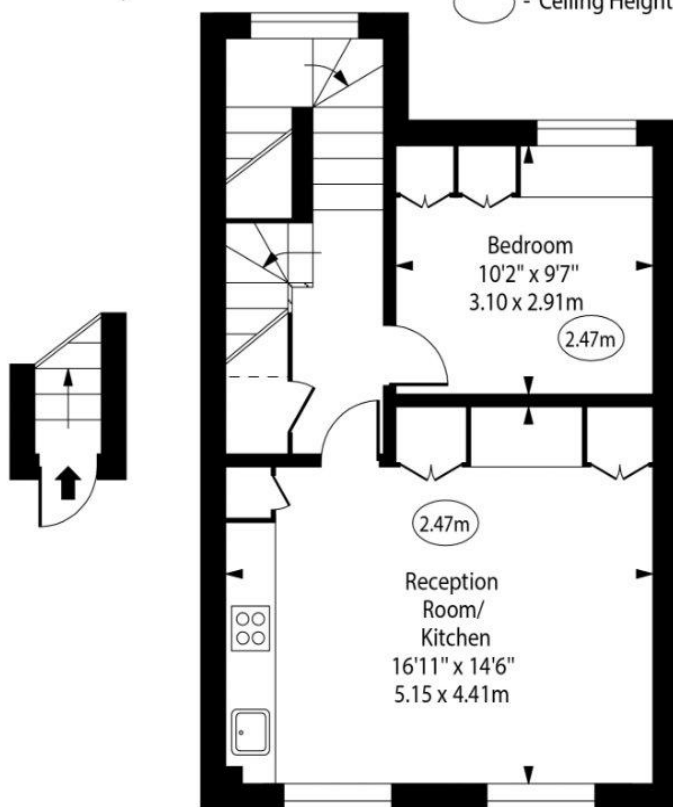
Chestertons Hampstead Sales

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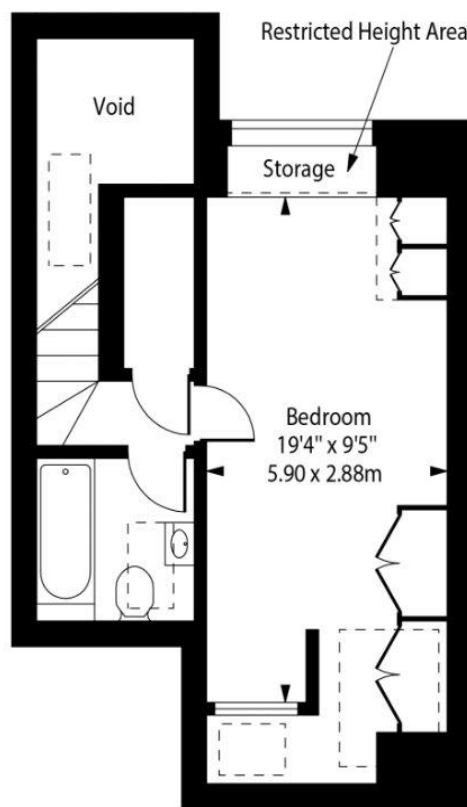
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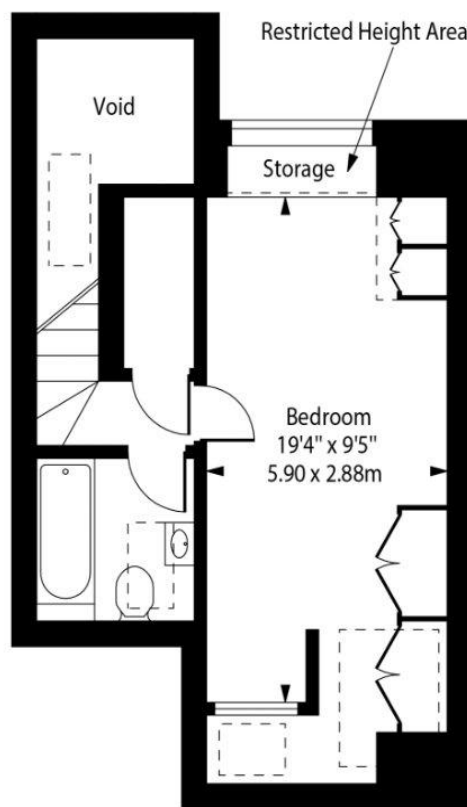
○ - Ceiling Height



First Floor
Entrance



Second Floor



Third Floor

Approx Gross Internal Area

722 Sq Ft - 67.07 Sq M

Approx. Floor Area Including Restricted Heights
(Excluding Void)

765 Sq Ft - 71.07 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. 032290J

