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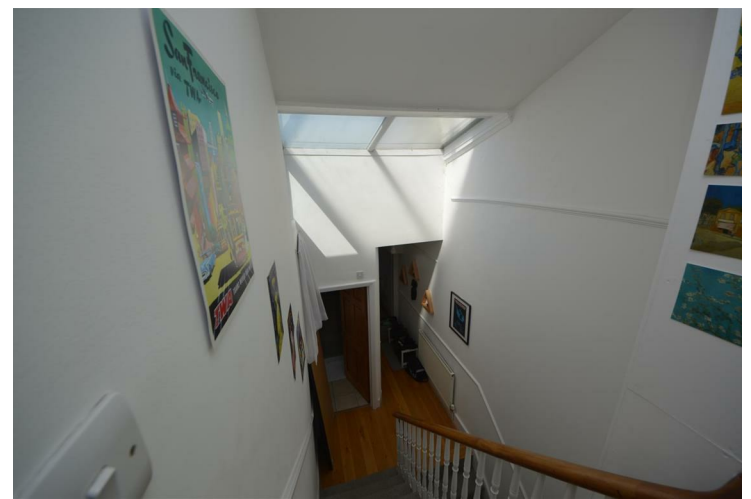
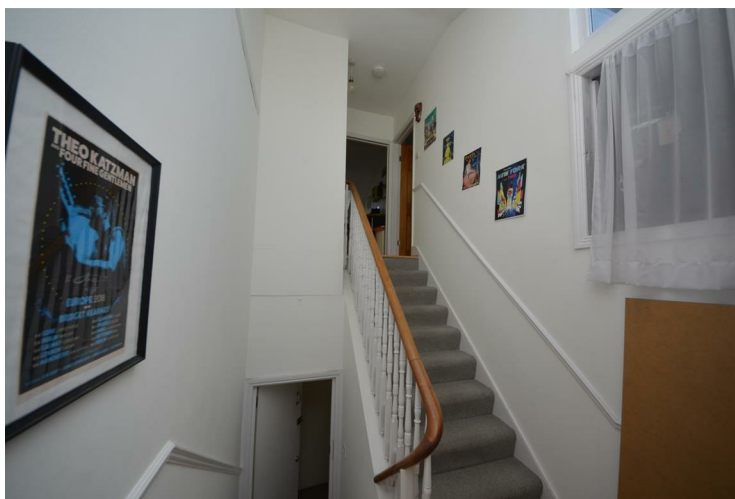


HOLMDALE ROAD
WEST HAMPSTEAD
LONDON
NW6 1BL

LEASEHOLD
ASKING PRICE £495,000
SUBJECT TO CONTRACT

* VIDEO TOUR AVAILABLE * We are delighted to offer this exceptionally spacious split-level one-bedroom conversion set within a well-kept terraced Victorian residence and located in this quiet and highly desired address. Ideally placed for the excellent transport, restaurants and bars of West End Lane.

Entered on the first floor with an internal staircase and a light and airy split-level hallway. Good rear bedroom and very large bathroom. Sensational 21ft reception room and fully fitted kitchen. Double-glazed windows throughout and independent gas central heating.



FEATURES

- Spacious 1 Bed Flat
- Located in the Heart of West Hampstead
- Split Level
- Close to West Hampstead Underground & Overground Stations

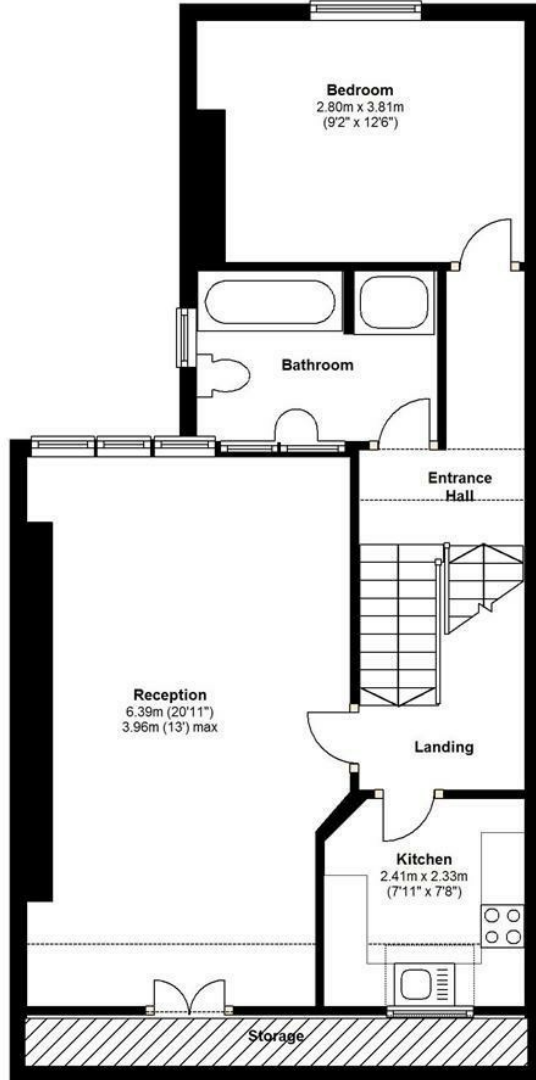
VIDEO TOUR:

SERVICE CHARGE: £

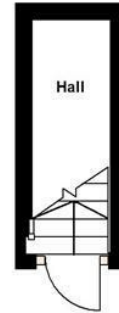
TENURE: Leasehold

COUNCIL TAX: D

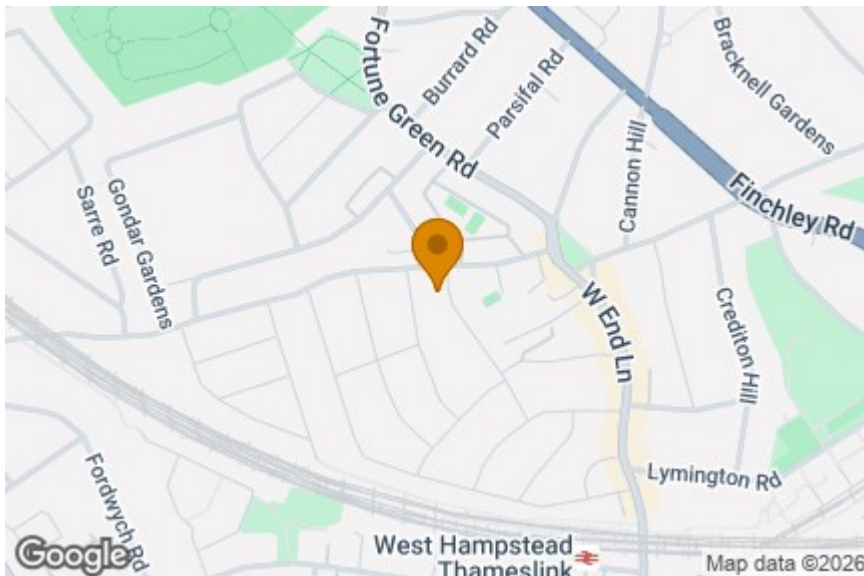
Mezzanine and Second Floor
Approx. 57.9 sq. metres (623.1 sq. feet)



First Floor
Approx. 2.8 sq. metres (29.8 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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.
Not to scale. Copyright: RHW Estates