THE ESTATE COMPANY









5 Sumpter Close, London, NW3 5JR

£725,000

- Two Double Bedrooms
- Lift
- Share of Freehold with a 972 Year Lease
- Easy Access to Jubilee, Metropolitan and Overground Stations
- Two Bathrooms
- Balcony
- 893 sq ft
- O2 Centre and Hampstead Village within Easy Access

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000
enquiries@theestatecompany.com

Flat 4, Alban House 5 Sumpter Close, London NW3 5JR

A spacious, well-proportioned two bedroom, two bathroom apartment in excellent decorative condition, situated on the first floor of a popular modern purpose-built block with lift access.
Extending to approximately 890 sq ft, the apartment offers generous accommodation comprising two double bedrooms with built-in storage, a large living room with access to a private balcony, a fully equipped kitchen, a shower room and a further bathroom.

A particular advantage of the property is its Share of Freehold, along with an exceptionally long lease of approximately 972 years remaining.

Alban House is located on Sumpter Close, a quiet cul-de-sac just off Finchley Road in Swiss Cottage. The property is within a few minutes' walk of Finchley Road Underground Station, served by the Jubilee and Metropolitan lines, as well as Finchley Road & Frognal Overground Station. There are also excellent bus links into Central London.

The apartment is conveniently positioned for the wide range of shops, restaurants and amenities along Finchley Road, including the O2 Centre, and is within easy reach of both West Hampstead and Hampstead Village.

Some images have been digitally staged with CGI furniture to illustrate how the rooms could be furnished. The property is currently unfurnished, and the furniture shown is for illustrative purposes only and is not included in the sale.

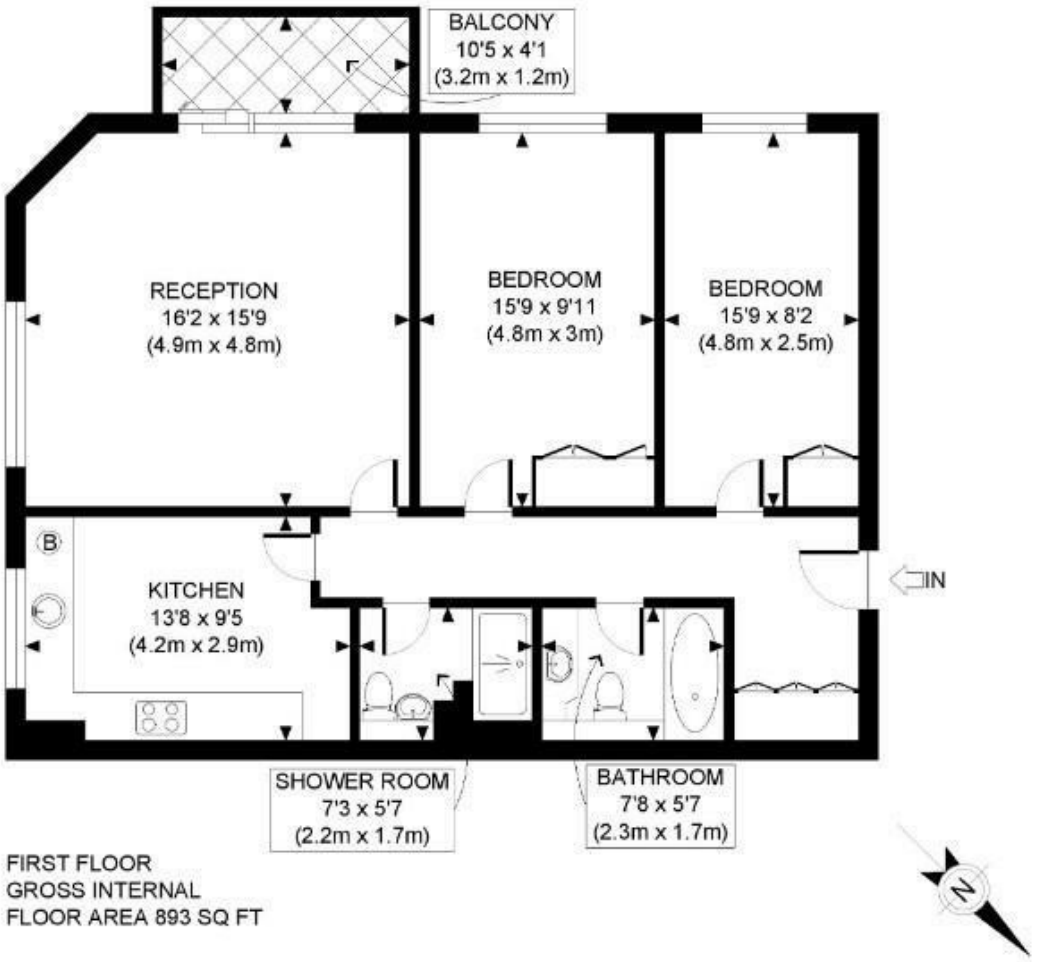
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Council Tax Band: F







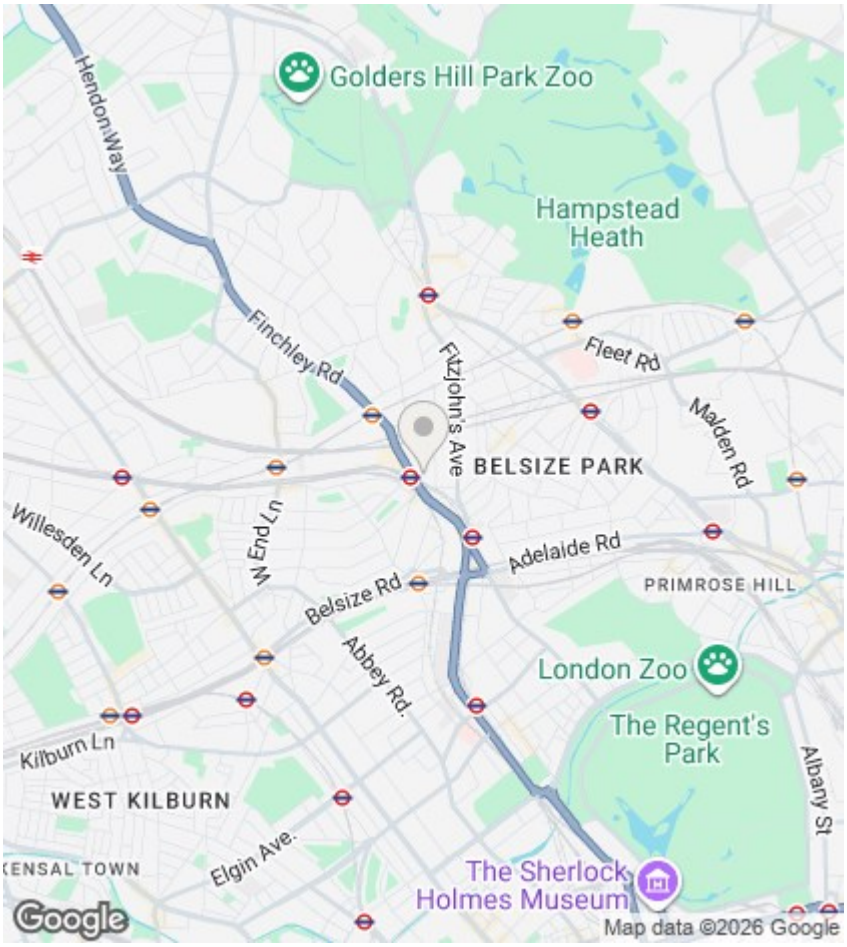


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 893 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 893 SQ FT/ 83 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

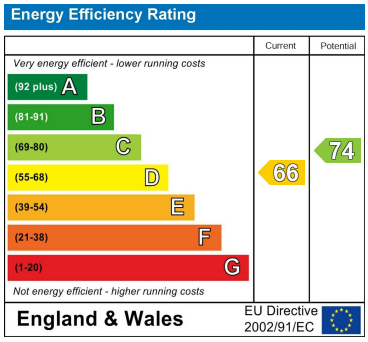


Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

D



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