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# Priory Road, South Hampstead, London, NW6

Guide Price £600,000



Set on one of South Hampstead's most sought-after roads, this well-presented and naturally bright two-bedroom apartment offers approximately 700 sq ft of thoughtfully arranged living space.

Positioned on the second floor of a well-maintained building, the property features two generous double bedrooms, a sleek and modern family bathroom, a separate fitted kitchen, and a spacious open-plan reception and dining area with attractive wooden flooring. Residents also benefit from access to a well-kept communal garden, ideal for relaxing or enjoying the outdoors.

Located on Priory Road, the property enjoys a peaceful residential setting while remaining moments from the vibrant atmosphere of West End Lane, with its array of cafés, restaurants, and boutique shops. The area is exceptionally well-connected, offering easy access to Thameslink, Overground, and Underground lines, making it ideal for professionals and commuters alike. The popular West Hampstead Farmers' Market, held just minutes away every Saturday, adds to the appeal of this welcoming and community-focused neighbourhood.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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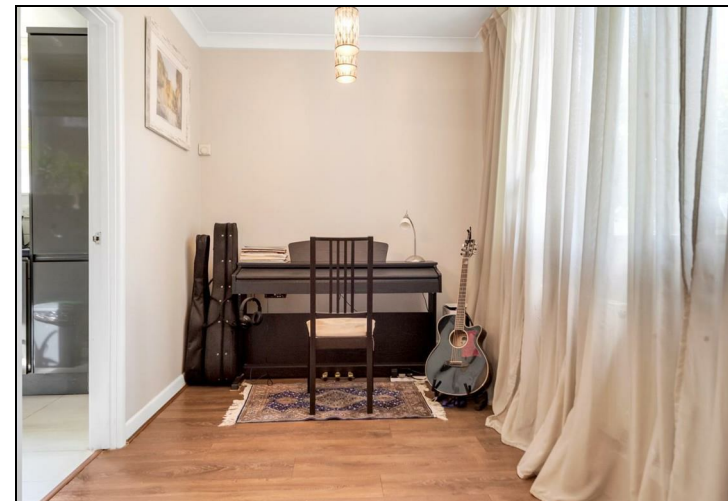
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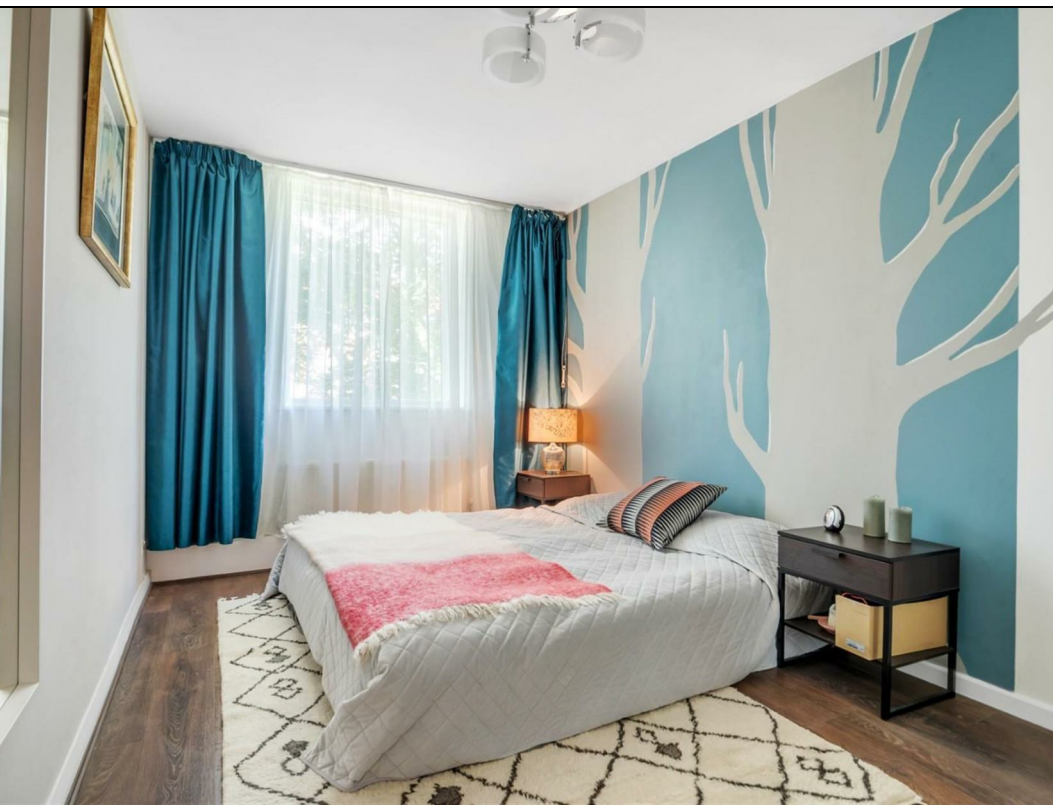


## KEY FEATURES

- Two Double Bedroom Second Floor Apartment
- Desirable neighbourhood of South Hampstead
  - Modernised throughout
  - Purpose built block
- Close to 700 sq.ft. of internal living space
  - Communal gardens
- Close proximity to West Hampstead and Finchley Road amenities
  - Long lease attached

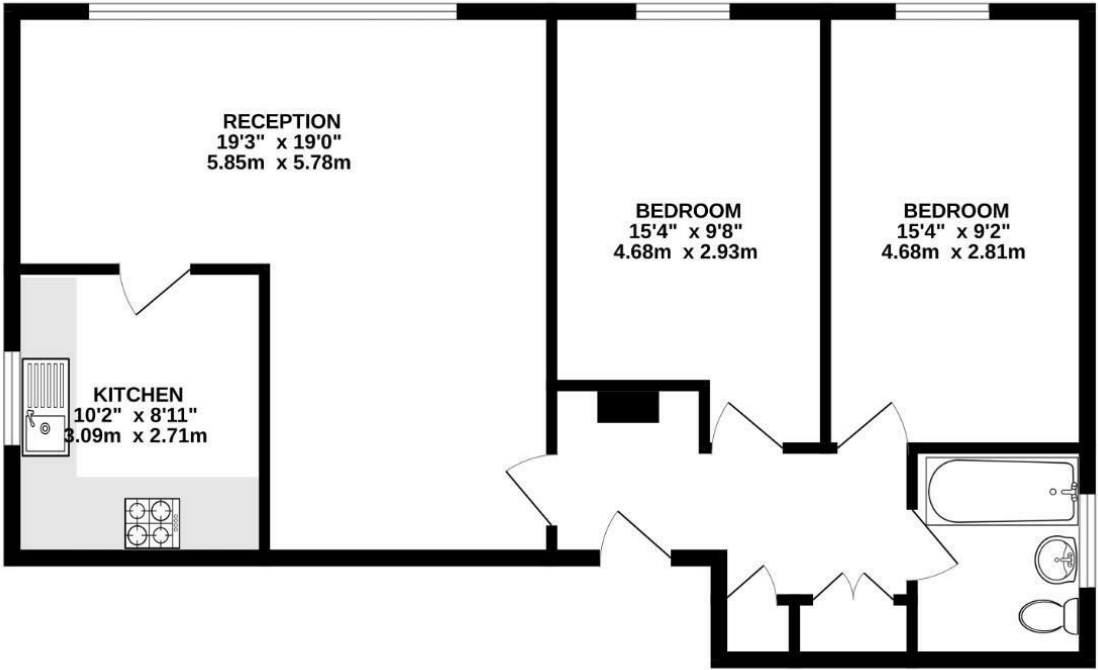




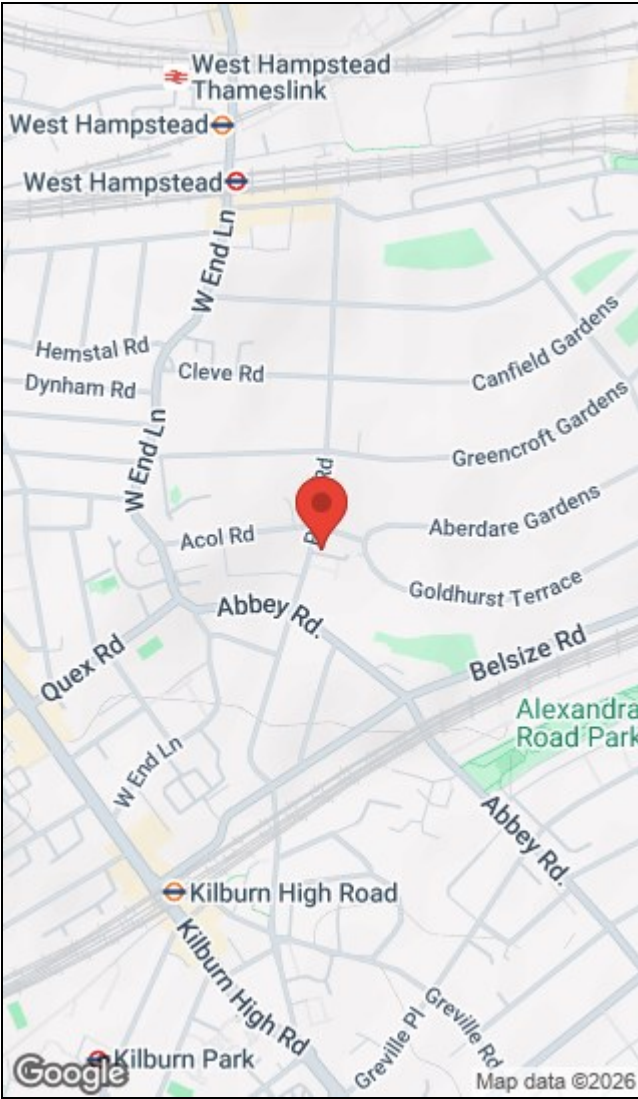




SECOND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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