

# HOLMDALE ROAD — NW6



Asking Price £725,000

HOLMDALE ROAD — NW6

Escape the dark side in this contemporary, light filled apartment in central West Hampstead.

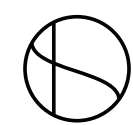


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HOLMDALE ROAD — NW6

KITCHEN



## HOLMDALE ROAD — NW6



Since the late 19th Century, the area now known as West Hampstead has been defined by its superb transport links.

The transformation of the area from a Hamlet of cottages set in parkland to a thriving London village began with the building of three railway lines south of the village, crossing West End Lane. The last of which, the Metropolitan and St John's Wood line, opened in 1879.

150 years later, the Jubilee Line, Thameslink and London Overground are positioned within half a mile of each other, making West Hampstead one of London's best connected neighbourhoods.

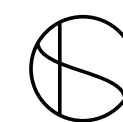
Peacefully located on a quiet residential street close to the shops, restaurants and cafes of West Hampstead, is a contemporary duplex apartment arranged over the raised

ground and lower levels of a red brick period building.

High ceilings, exposed brickwork and a wall of floor to ceiling windows flood the reception with an abundance of natural light.

Whether you're in the mood for the best retail London has to offer, a long walk in nature, exploring the incredible regeneration of Kings Cross or hopping on the Eurostar to continental Europe, West Hampstead has you covered.

You're only ten minutes from Bond Street on the Jubilee Line, or five minutes from both Hampstead Heath and London St Pancras on the London Overground or Thameslink.



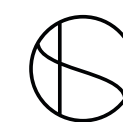
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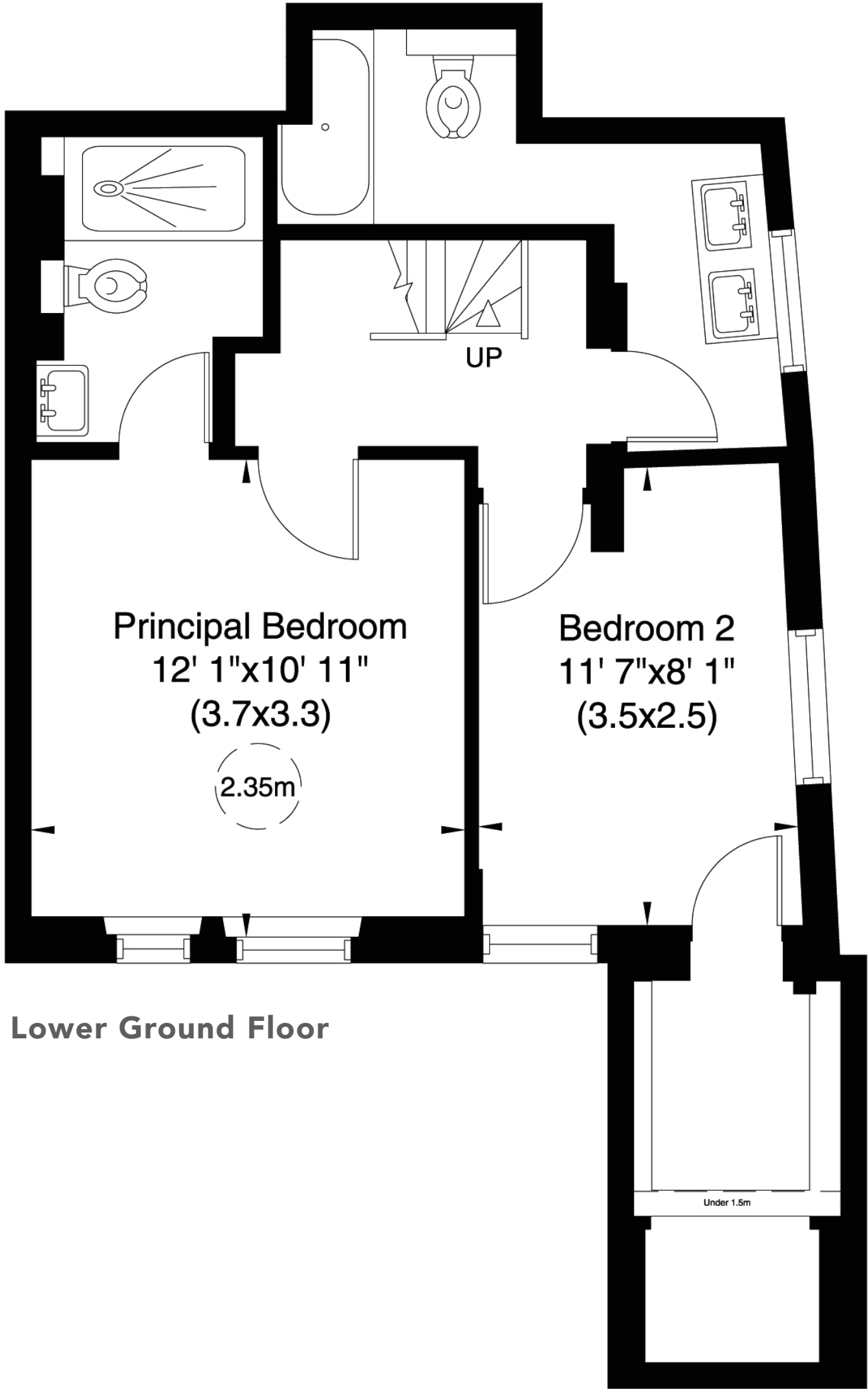
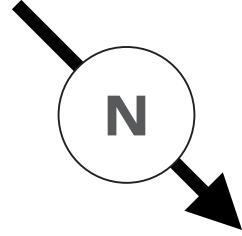
PRINCIPAL BEDROOM



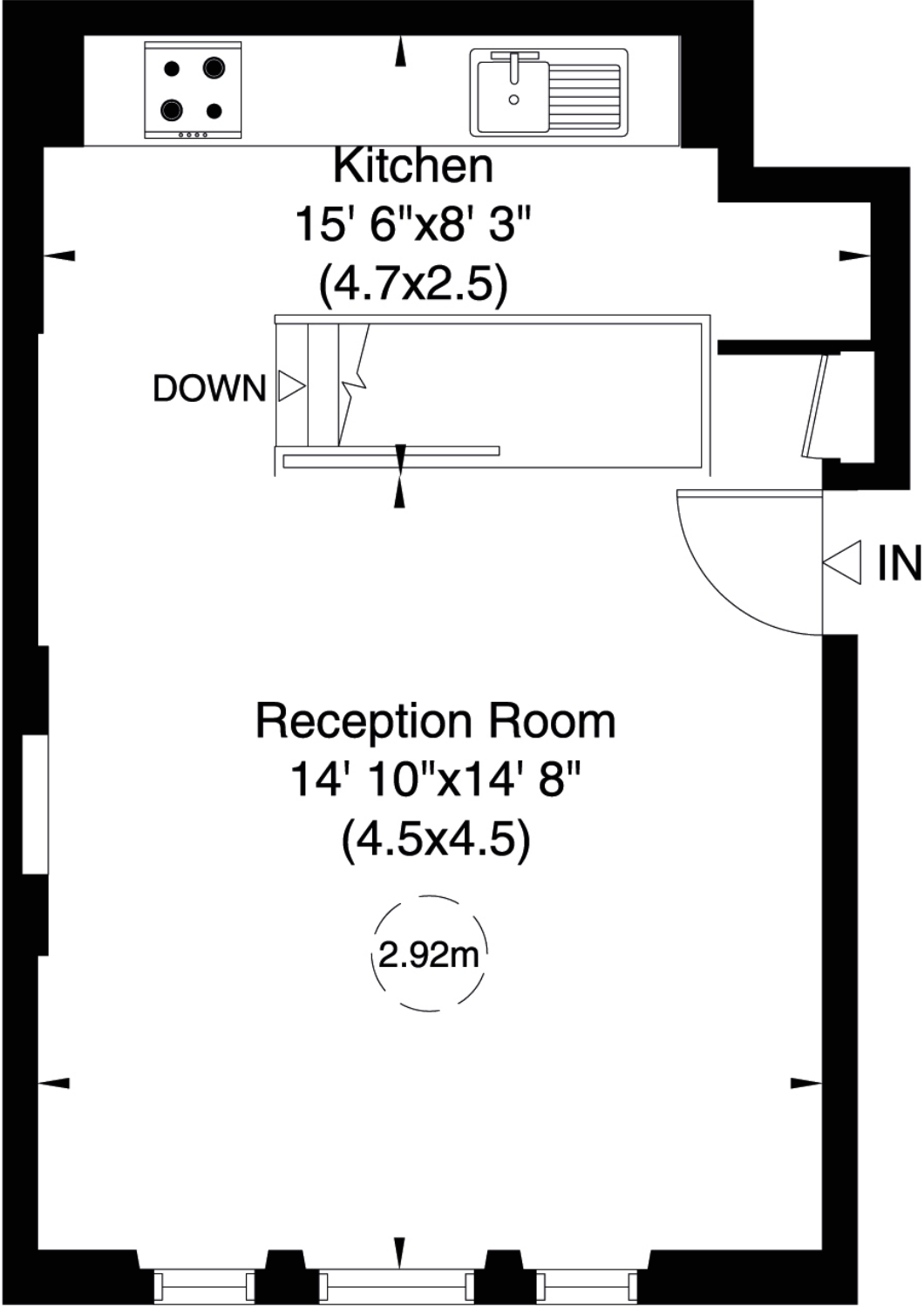
EN-SUITE SHOWER ROOM



HOLMDALE ROAD — NW6



Lower Ground Floor



Raised Ground Floor

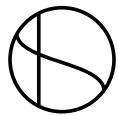
Approx Gross Internal Area  
**777 Sq Ft** (72 Sq M) Including under 1.5m  
**757 Sq Ft** (70 Sq M) Excluding under 1.5m  
 Plan for illustration purposes only. Not to scale.

### Accommodation

- Principal Bedroom w/ en-suite shower room
- Bedroom 2
- Bathroom
- Reception room incorporating fully fitted kitchen and dining area

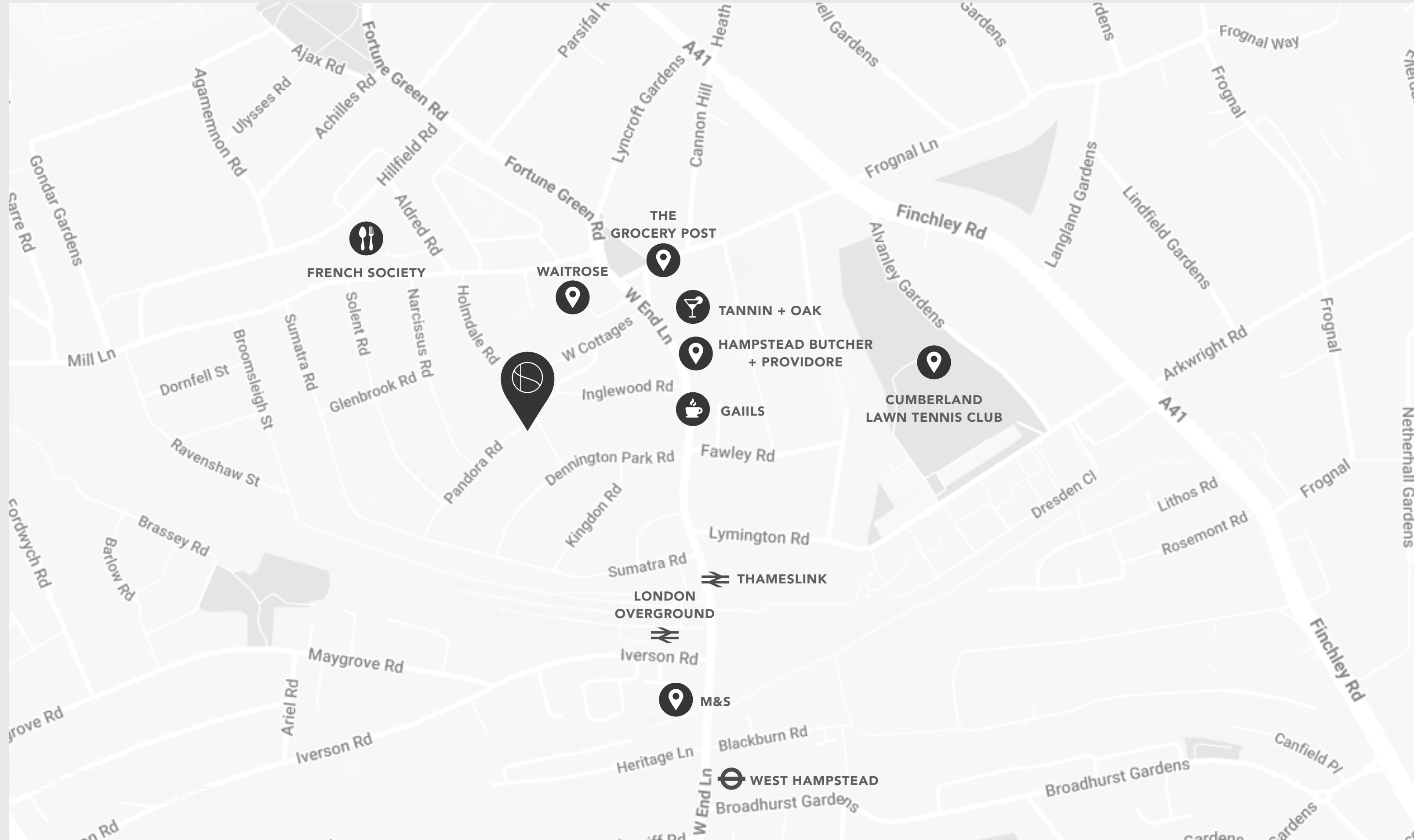
### Amenities

- Residents Permit Parking



# HOLMDALE ROAD — NW6

## Local Area



## Terms

- **Tenure:** Leasehold
- **Length of lease:** Approximately 120 years
- **Annual ground rent:** Approximately £250
- **Annual service charge amount:** Approximately £800
- **Council Tax:** London Borough of Camden (Band E)

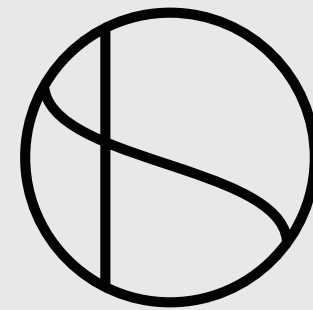
## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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