

Priory Terrace

South Hampstead, NW6

Asking Price £760,000

A bright and spacious two-bedroom flat arranged over the second and top floor of this attractive Edwardian end-of-terrace house, which is divided into just four flats. The property offers approximately 842 square feet of well-proportioned living accommodation and is situated on this delightful and highly desirable address in South Hampstead.

The property features a particularly impressive reception room measuring approximately 16'4" x 15'4", providing excellent space for both comfortable seating and dining. High ceilings, wooden flooring and an abundance of natural light further enhance the sense of space.

There are two well-proportioned double bedrooms. The principal bedroom measures approximately 14'8" x 10'1" and features large, deep fitted wardrobes, while the second bedroom measures approximately 11'9" x 9'2", also benefiting from fitted wardrobe storage. The second bedroom provides access to a communal loft area above the flat, which has historically been used by the owner for additional personal storage.

The separate fitted kitchen features a comprehensive range of wall and base units, good quality work surfaces and integrated appliances including an oven, four-ring hob, fridge and washing machine. There is also a window providing excellent natural light and ventilation. The kitchen and bathroom are both tiled, while the remainder of the accommodation benefits from wooden flooring.

The accommodation is completed by a good-sized, fully tiled bathroom with a bath and overhead shower, together with built-in storage around the vanity unit. The property also benefits from an internal staircase, providing additional character, space and natural light from the original staircase window.

There are seven windows in total, six of which are double glazed, providing excellent natural light. The wooden flooring is also laid over insulation designed to provide additional sound and thermal insulation. A Worcester Bosch boiler was installed in April 2024, with app control, providing a modern and efficient heating system.

A particularly attractive feature of the property is its combination of generous proportions, high ceilings, excellent natural light and a practical layout. The flat also benefits from a lease recently extended by a further 90 years, now running until 2197.

Ideally positioned in South Hampstead, the property is exceptionally well connected with a choice of local bus routes, Overground and Underground services providing convenient access to the City, West End and other areas of London. Sole agent.

CHESTERTONS









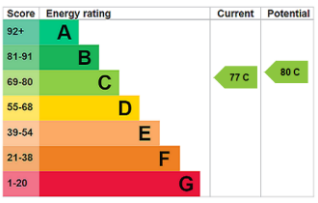
Priory Terrace

South Hampstead, NW6

- Bright & spacious two bedroom flat
- Edwardian building comprising only four flats
- Second floor comprising 842 square feet
- 16'4" x 15'4" reception room
- 14'8" x 10'1" principal bedroom
- Built-in wardrobes in both bedrooms
- Good quality kitchen
- New boiler in 2024
- Long lease
- Desirable address in South Hampstead



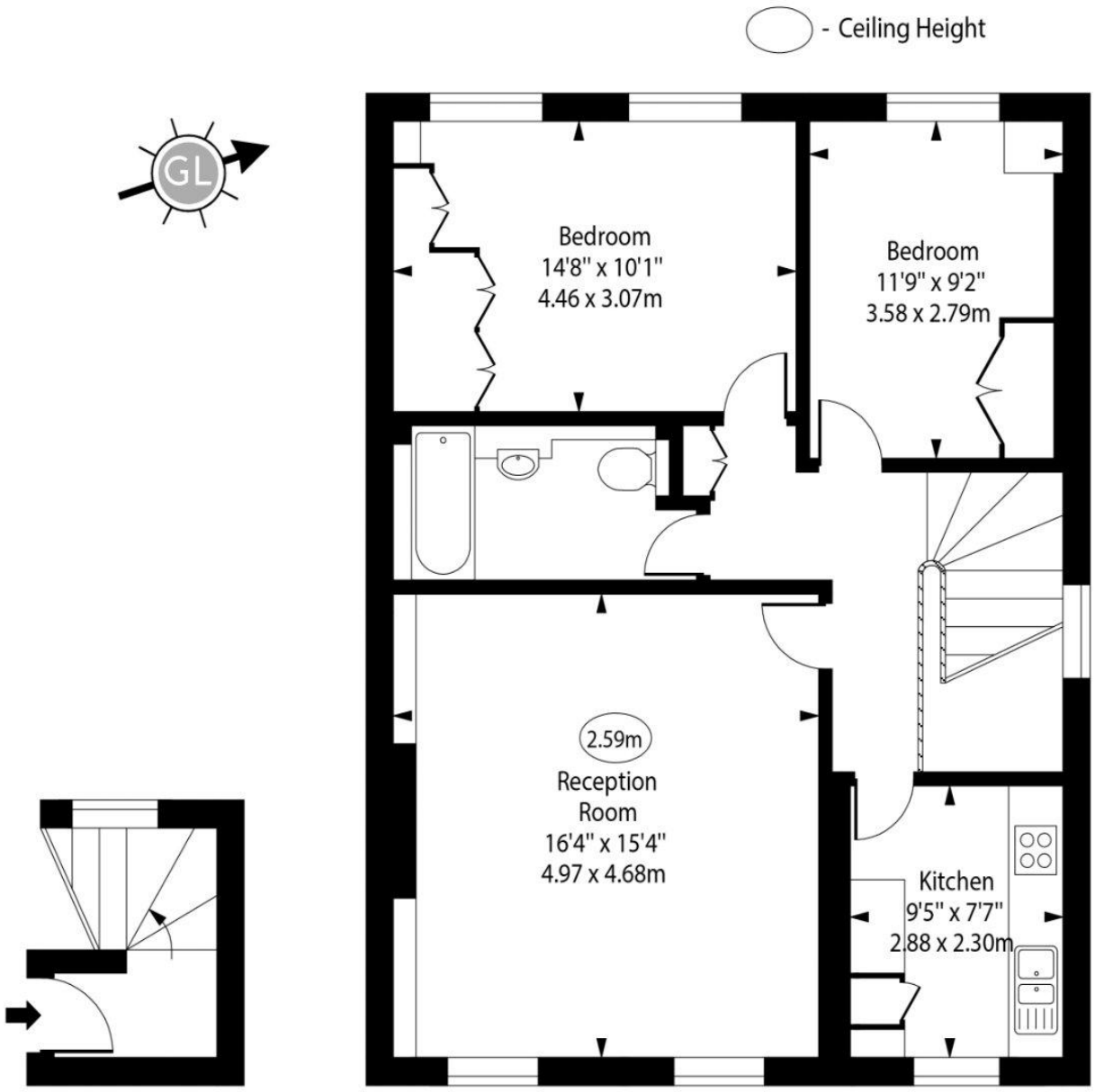
Tenure: Leasehold 171 years remaining.
Service Charge: £945 including building insurance.
Ground Rent: £75 per annum.
Local Authority: Camden
Council Tax Band: E



Chestertons Hampstead Sales

55-56 Hampstead High Street
Hampstead
NW3 1QH
hampstead@chestertons.co.uk
020 7794 3311
chestertons.co.uk

Priory Terrace, NW6



Approx Gross Internal Area 842 Sq Ft - 78.10 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.

www.goldlens.co.uk

Prepared for Chestertons

Ref. No. 033048D

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable