

Greencroft Gardens
South Hampstead
London, NW6

WAYNE & SILVER

The Property



Spacious 2 bedroom 2 bathroom ground floor apartment with direct access to communal garden set within grand period house.

Located in the tranquil South Hampstead conservation area this 753sq ft / 70 sq m apartment features a bright 16'9 reception room leading to a large eat-in kitchen with access to the peaceful communal garden. The master bedroom is located at the front of the property with high ceilings and bay windows and full ensuite bathroom, further bedroom and shower room completes the accommodation space.

8 minute walk to Finchley road underground station (Jubilee and Metropolitan lines) and within close proximity of all West Hampstead's amenities. Chain free.

Images are virtually staged

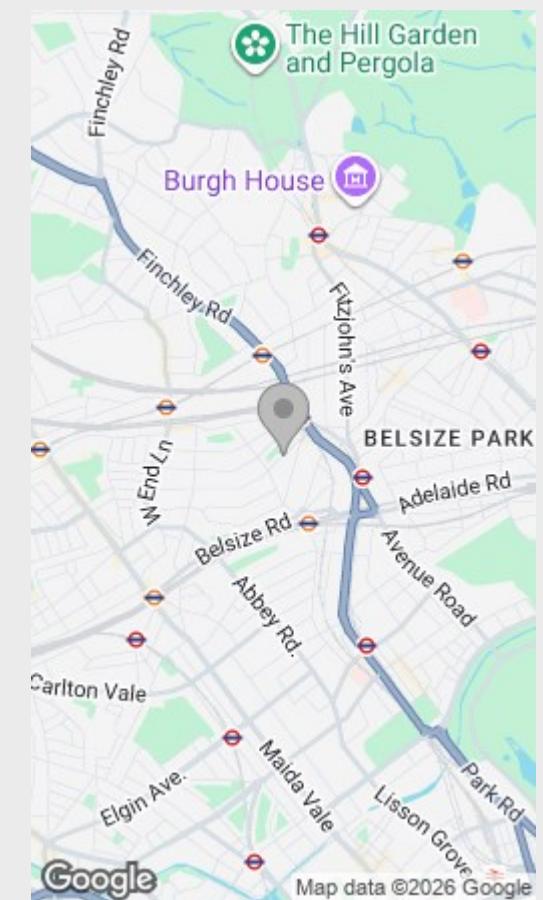
Key Features

- 2 bedrooms
- 2 bathrooms
- Communal Garden
- Eat-in Kitchen
- 753 sq ft / 70 sq m
- South Hampstead conservation area
- Close proximity to station
- Chain free





Location





Greencroft Gardens

£735,000

BEDROOMS **BATHROOMS**

INTERNAL

753.00 sq ft

EPC

6

LOCAL COUNCIL

Camden

TAX BAND

F

TENURE

Leasehold

YEARS REMAINING

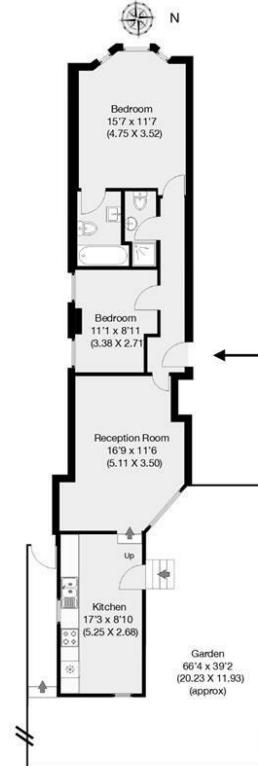
| 49



Floorplan & EPC

£735,000

Greencroft Gardens, London, NW6
Approximate Gross Internal Area 70 sqm / 753 sqft



Ground Floor

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY **ARCHIMEDIA** web: www.archi-media.co.uk
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for impression purposes only and should be used as such by any prospective buyer or lessee. Specifically no guarantee is given on the gross internal floor area or the property in quotes on this plan and any figures given to interested parties only and should be used as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection, or otherwise.