

Ferncroft Avenue

Hampstead, NW3

Asking Price £550,000

Offered chain free and requiring refurbishment throughout, a two double bedroom top floor flat situated within this attractive red brick period house on a tree lined road in Hampstead.

The property benefits from an 18' south facing reception room, built in wardrobes in both bedrooms, access to loft space and being less than one mile from Hampstead Village and Hampstead Underground (Northern Line).

We are advised that the loft space is demised to the flat and that the owner had used this for storage. There is potential to convert the loft to habitable accommodation subject to full consent from any relevant parties and planning permission. Sole agent.

CHESTERTONS









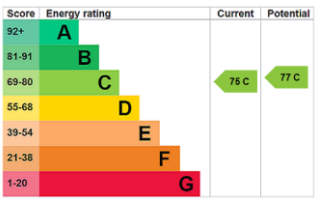
Ferncroft Avenue

Hampstead, NW3

- Bright top floor flat
- Two double bedrooms
- Full refurbishment required
- 18' south facing reception room
- Loft space
- Share of freehold & a 962 year lease
- 0.8 miles to Hampstead Village
- 0.9 miles to the Northern Line



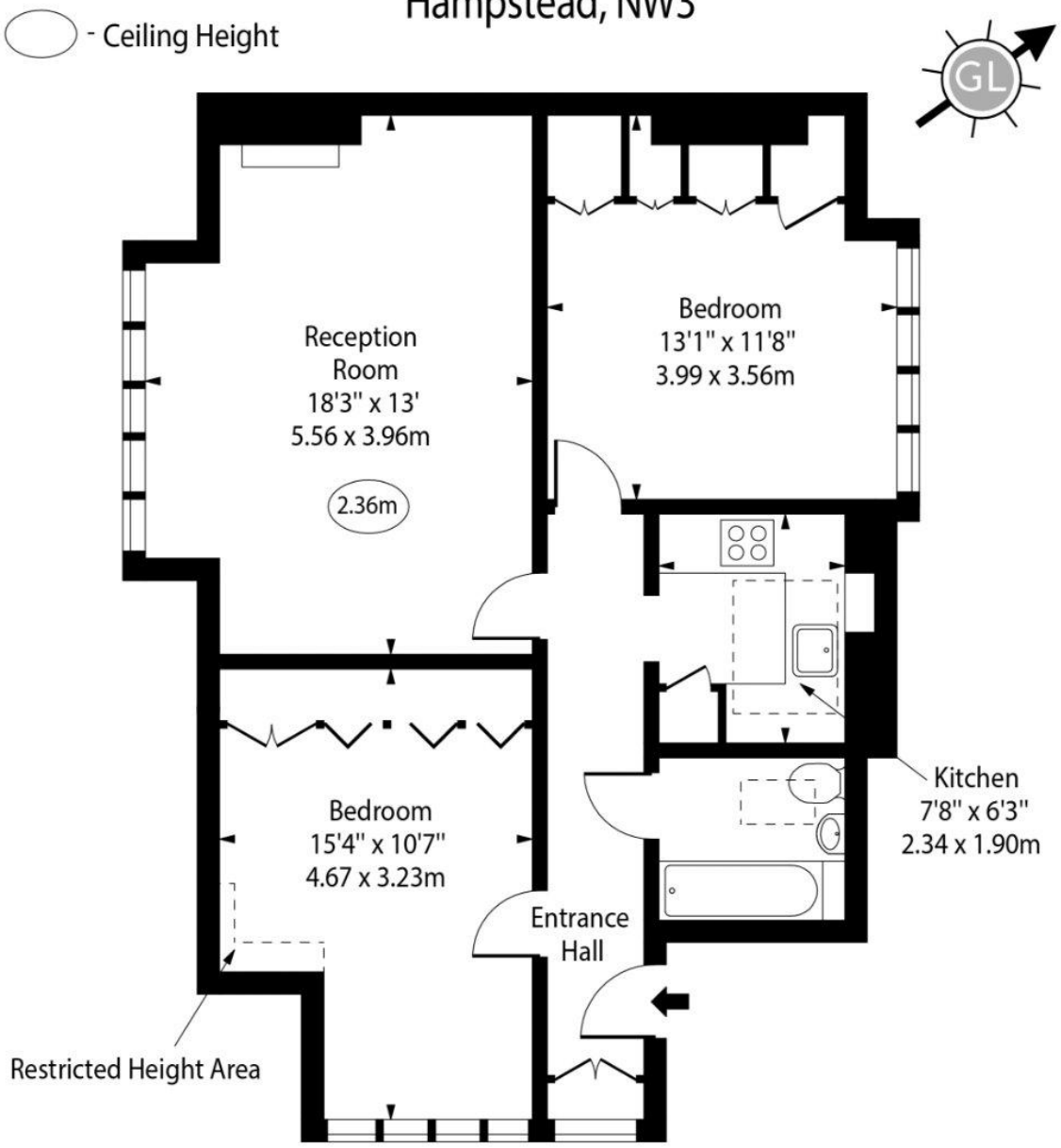
Tenure: Share of Freehold and a lease with 961 years 11 months remaining
Service Charge: £900 per annum paid £75 per month.
Ground Rent: £0
Local Authority: Camden
Council Tax Band: E



Chestertons Hampstead Sales

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

Ferncroft Avenue, Hampstead, NW3



Second Floor

Approx Gross Internal Area 688 Sq Ft - 63.92 Sq M

Approx. Floor Area Including Restricted Heights 693 Sq Ft - 64.38 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. 030263E

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