

LEXINGTONS



FOR SALE



Sherriff Road, London, NW6  
Asking Price £285,000

 1  1  0  D



# 1/23 Sherriff Road London, NW6 2AS

Asking Price £285,000

- Spacious studio in the heart of West Hampstead- Leasehold (122 years unexpired)
- Fully fitted modern kitchen - Good storage
- Located just 0.1 miles from West Hampstead tube station
- 313 sq. ft - EPC D - Council Tax Band B (£1,563.77 pa)
- Excellent proximity to local amenities, transport links, and vibrant community life

Located just a three-minute walk away from West Hampstead Station, this charming ground-floor studio flat offers more than just convenient transport links. Recently redecorated and with a bright and welcoming interior, this flat offers a spacious sleeping area, a cosy kitchen and plenty of natural light to make the space feel light and airy. Ideal for a young professional, this flat offers a wonderful chance to enjoy comfortable living in one of London's most sought-after neighbourhoods.

\*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

## Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

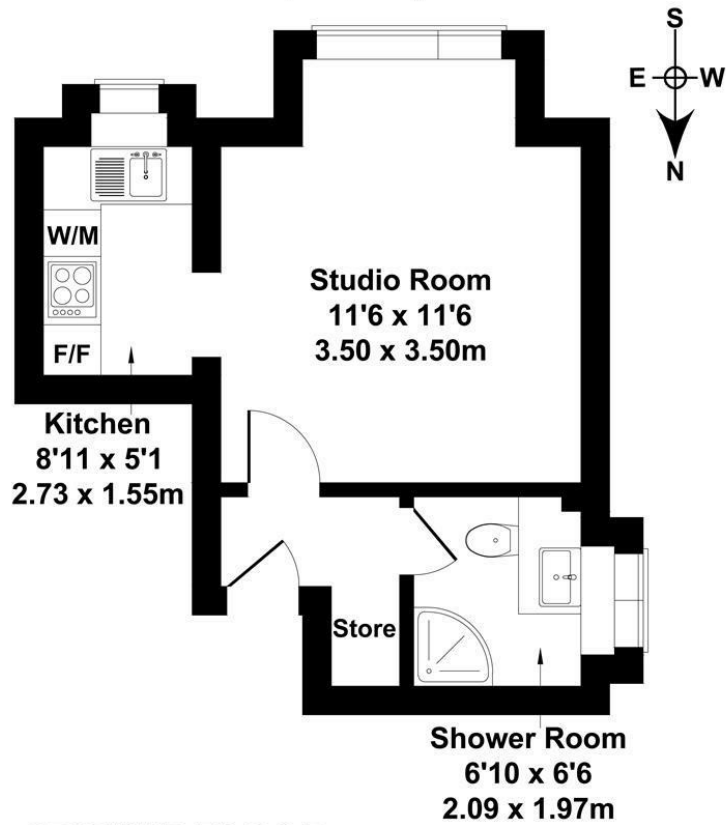


**Directions**



# Sheriff Road

Approximate Gross Internal Area  
291 sq ft - 27 sq m

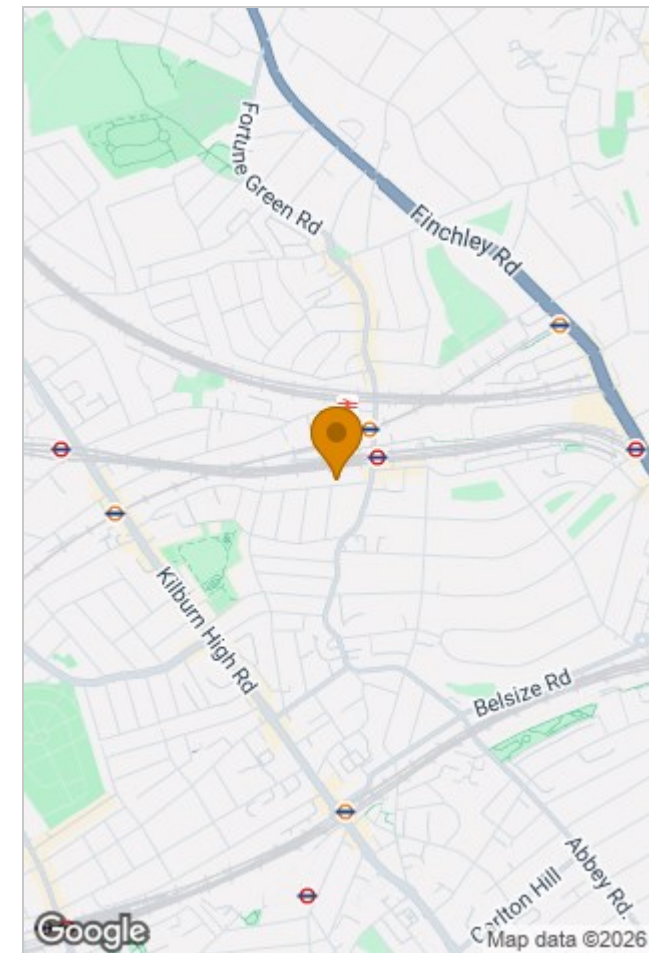


## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.



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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	64	70	England & Wales	EU Directive 2002/91/EC