



Cholmley Gardens

Fortune Green Road, West Hampstead NW6

Asking Price £1,450,000

A beautifully refurbished four bedroom, two bathroom upper floor flat spanning 1,574 square feet of bright lateral accommodation with a large amount of natural light.

This fabulous flat has been refurbished by the current owners to a very high standard, has wood floors throughout and comprises, a larger than average entrance hall affording a feeling of space when you enter the property, a 23' reception room with direct access to a south facing balcony spanning the width of the room and overlooking the communal gardens and communal tennis courts, a separate dining room and a contemporary fitted kitchen.

The principal bedroom has bespoke built in wardrobes, a fully tiled en-suite bathroom and access to a balcony, the second bedroom also has access to a balcony and is a large double bedroom, the third bedroom is a large double bedroom, and the fourth bedroom is also of a good size. The thoughtfully designed family bathroom has the huge benefit of twin sinks, a shower and a separate bath.

Cholmley Gardens is one of the most popular apartment buildings in West Hampstead, with a range of benefits including south facing communal gardens, a children's play area, a barbecue area and two superb tennis courts. The building is well known to have a strong community feel and long-standing residents.

It is ideally located within the immediate proximity of the shops, cafes and restaurants that the vibrant West End Lane provides, Waitrose and West End Green is located just 0.1 miles from the flat. The property is exceptionally well located for transport links with the Jubilee Line, Thameslink and Overground located just half a mile from the property. Sole agent.



Cholmley Gardens

Fortune Green Road, West Hampstead NW6

- Refurbished four bedroom flat
- 1,574 square feet of bright accommodation
- Wood floors
- 24' reception room
- South facing balcony
- Fully tiled en-suite shower room
- Family bathroom with twin sinks
- Share of freehold
- Communal gardens
- Superb communal tennis courts
- 100 yards from shops, cafes & restaurants
- 0.5 miles to the Jubilee Line
- 0.5 miles to the Thameslink
- 0.5 miles to the Overground



Tenure: Share of Freehold and a lease with 100 years remaining.

Service Charge: £8,568 including building insurance, plus £2,040 for heating, hot water.

Ground Rent: £15 per annum.

Local Authority: Camden

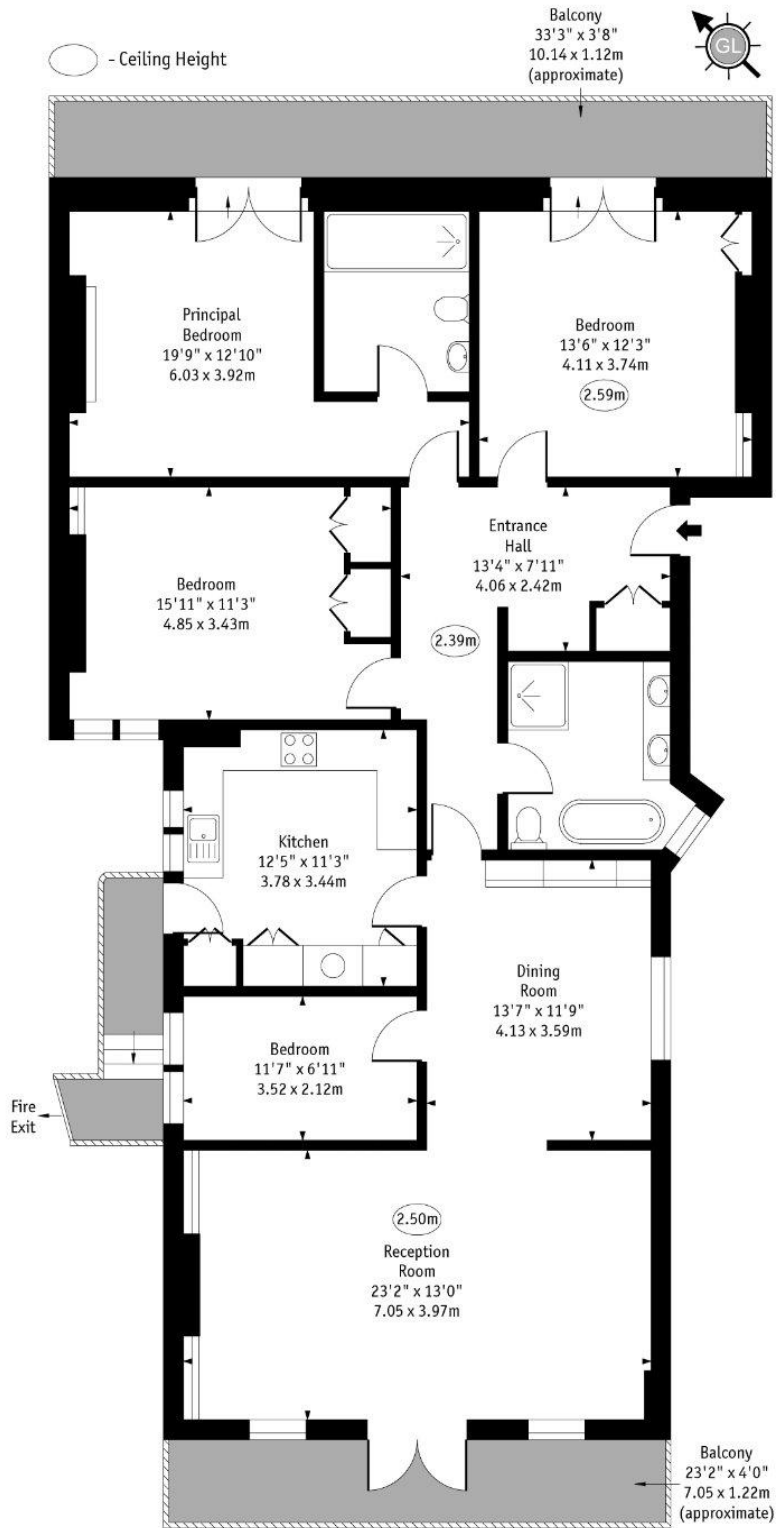
Council Tax Band: F

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

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Third Floor

Approx Gross Internal Area 1574 Sq Ft - 146.23 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.

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