



Sumatra Road | London | NW6

Guide price £295,000 | Leasehold

1 1 1 C

ADN
RESIDENTIAL

A well presented one bedroom apartment perfectly located in the heart of West Hampstead. This charming property will make the perfect first time purchase, pied de terre or rental investment. Arranged on the first floor and comprising; open plan kitchen/reception room, generous principal bedroom with built in storage and a shower room. Offering modern fixtures and fittings and fantastic natural light throughout. Sumatra Road is ideally positioned 0.2m from the local amenities that West Hampstead.

- One Bedroom
- Shower Room
- Prime Location
- Open Plan Kitchen/Reception Room
- Wooden Flooring
- Permit Parking

Council Tax Band: C
EPC: C

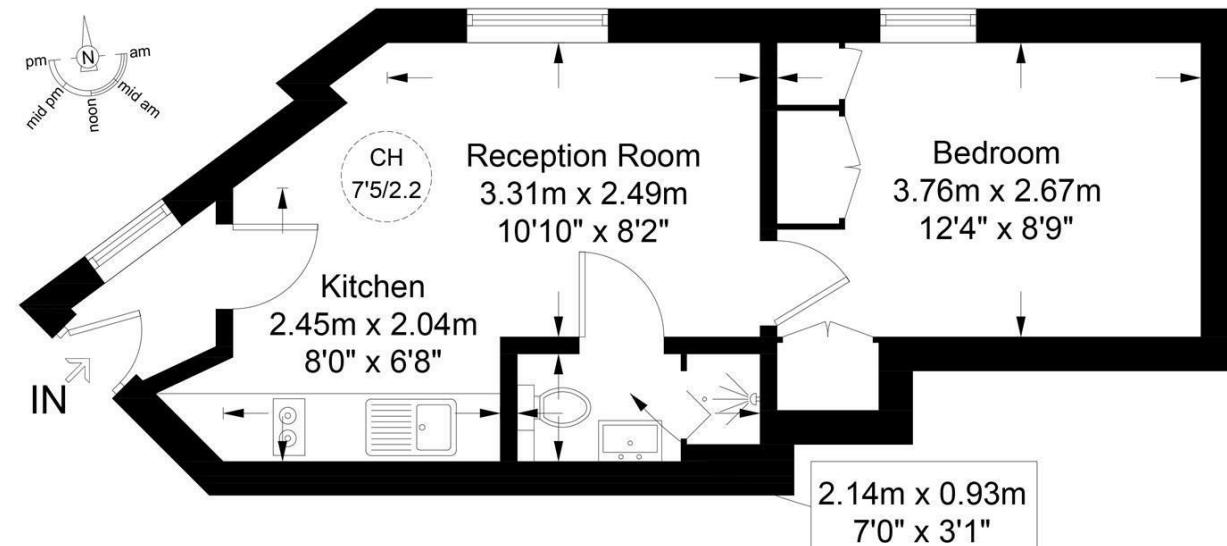






Sumatra Road, NW6

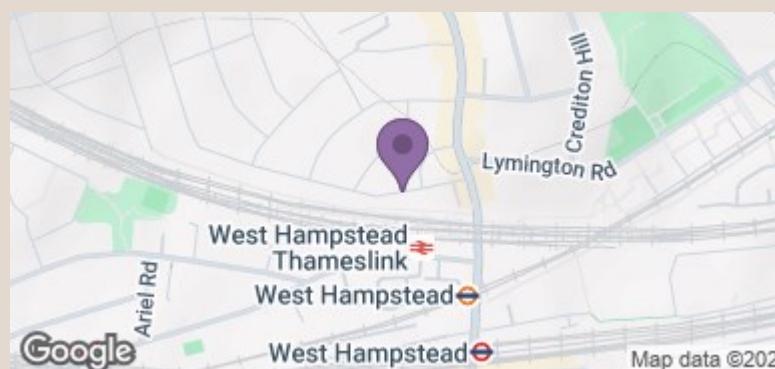
Approximate Gross Internal Area = 312 sq ft / 29.0 sq m



First Mezzanine Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

info@adnresidential.co.uk | 020 7407 5155