



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.

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

Council Tax Band: C
EPC: C

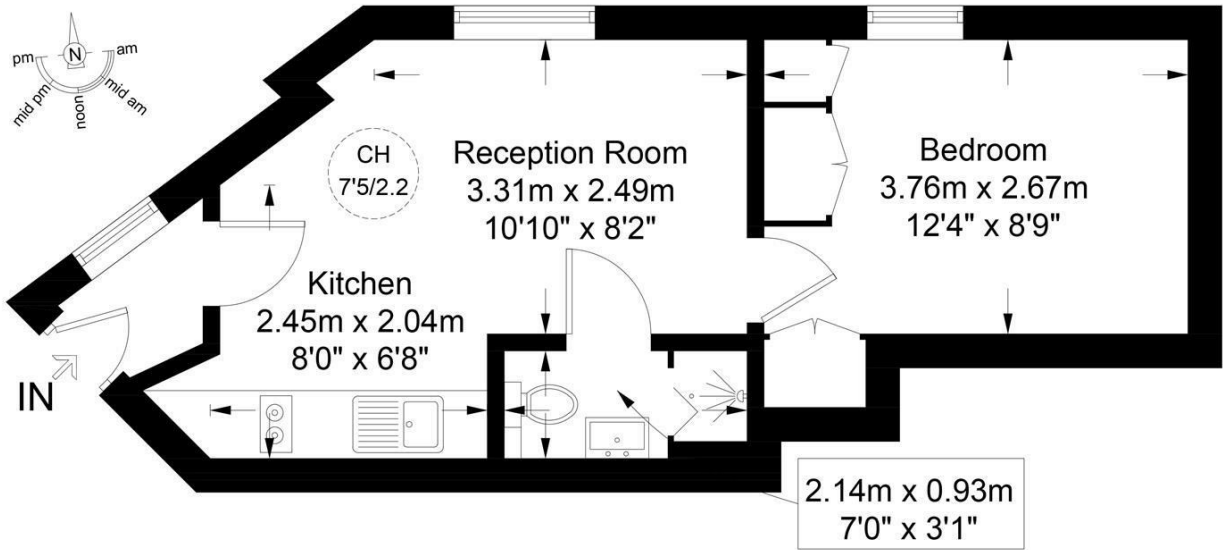






Sumatra Road, NW6

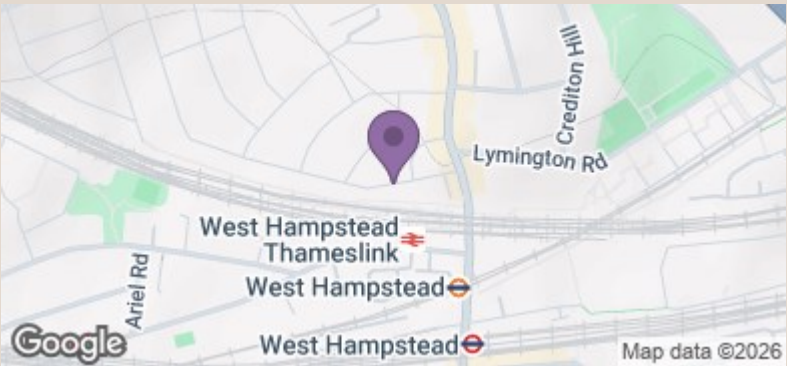
Approximate Gross Internal Area = 312 sq ft / 29.0 sq m



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 | 70 | |
| (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 | | EU Directive 2002/91/EC | |

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