



## Flat 3, 310 Finchley Road

Hampstead, London, NW3 7AG

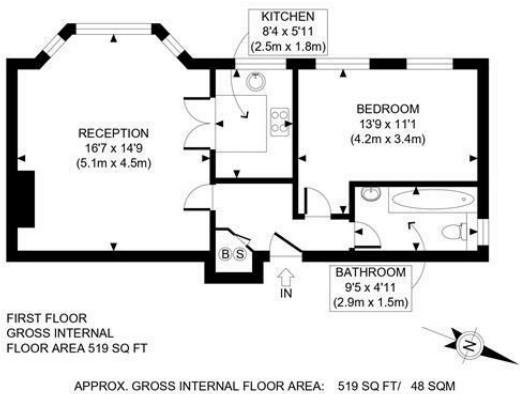
£425,000



A delightful 519sqft (48 Sqm) one-bedroom flat situated on the 1st floor (no lift) of a charming Victorian residence, exuding character and a welcoming, homely atmosphere. Ideally positioned close to superb transport links and benefitting from access to beautifully maintained communal gardens. Finchley Road offers a wide range of local amenities, while the vibrant array of restaurants, cafés, and bars on Hampstead High Street are just a short distance away. Excellent transport connections include the A41, providing convenient routes out of London towards the north. Council Tax Band D – Leasehold 124 Years remaining – Service charge £2040 per annum – Ground rent £250 per annum



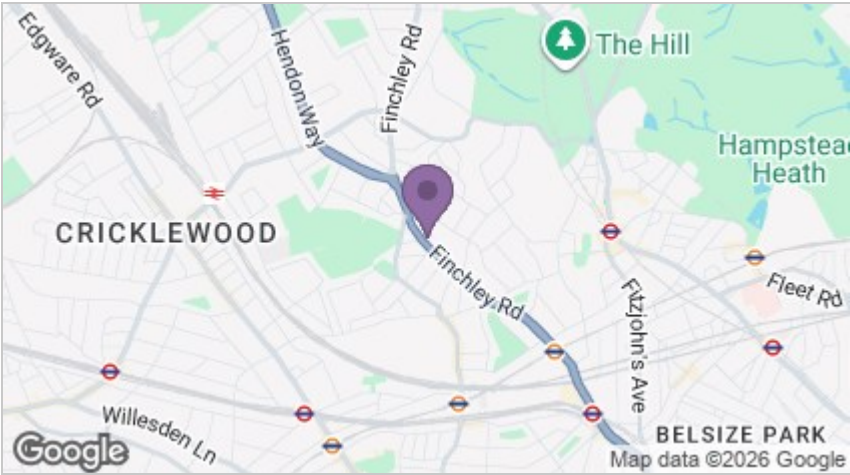
Floor Plans



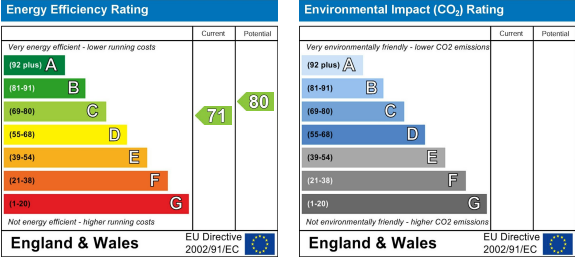
**PROPERTY PHOTO PLANS**  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

