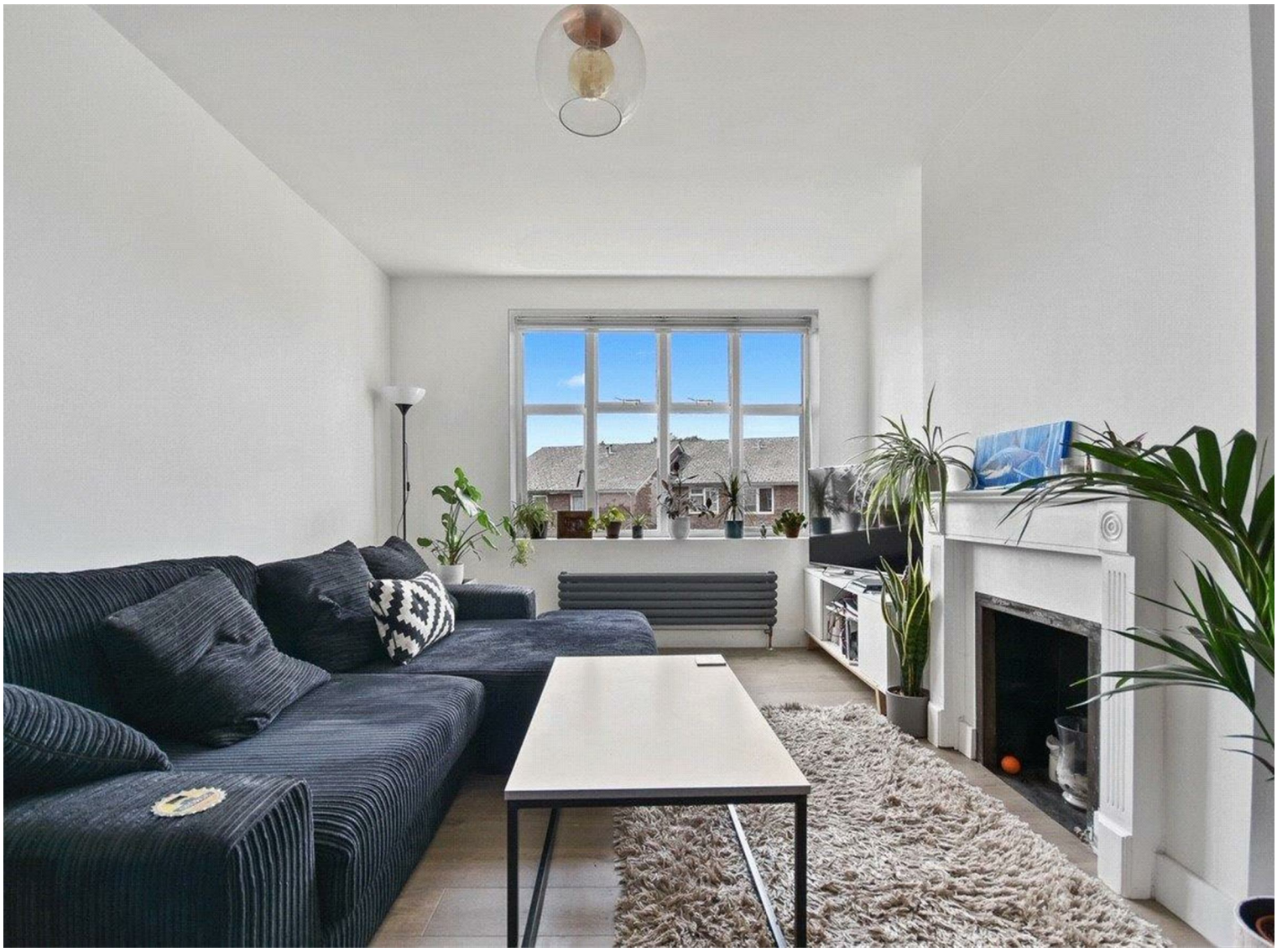
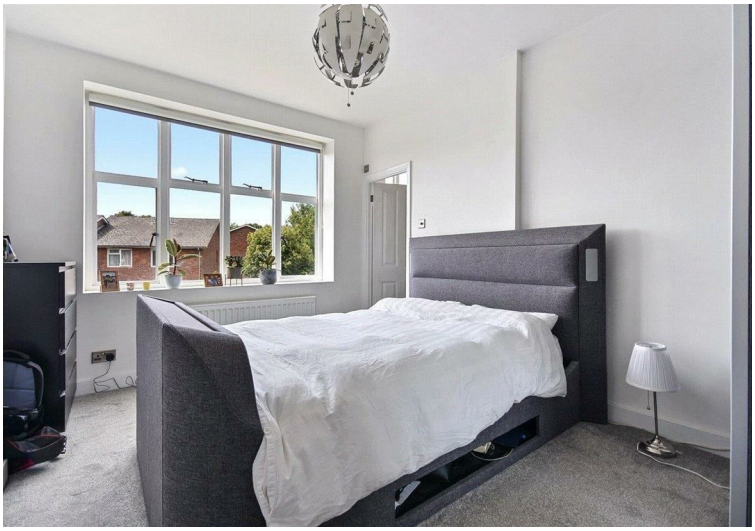
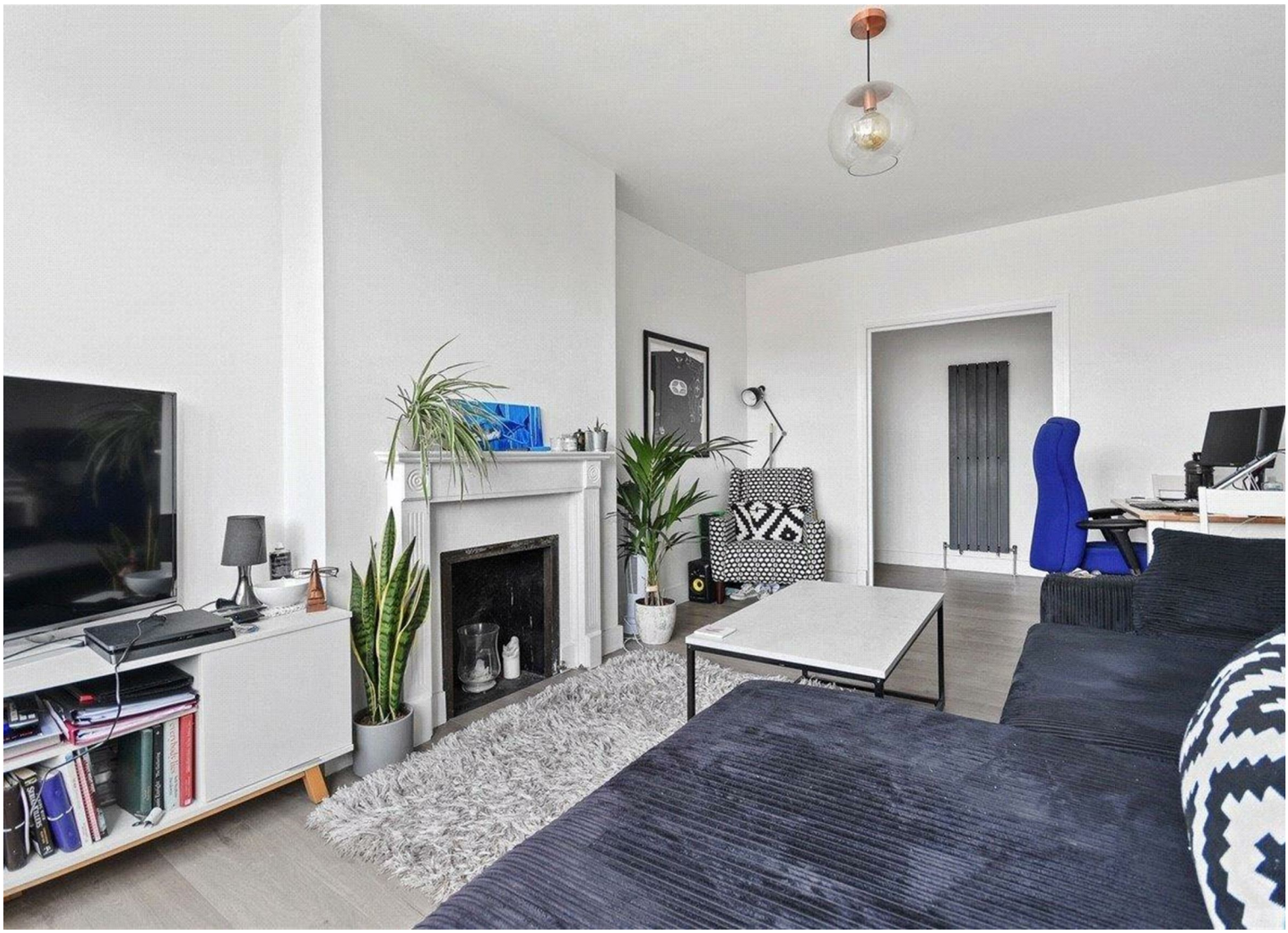
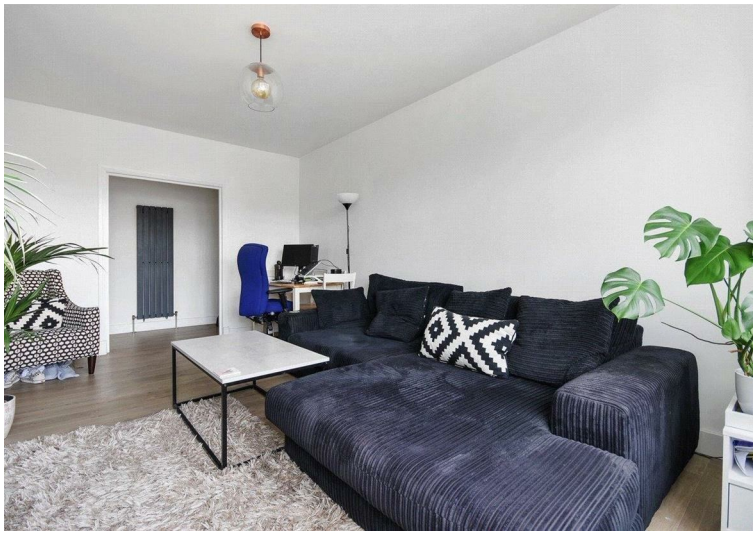


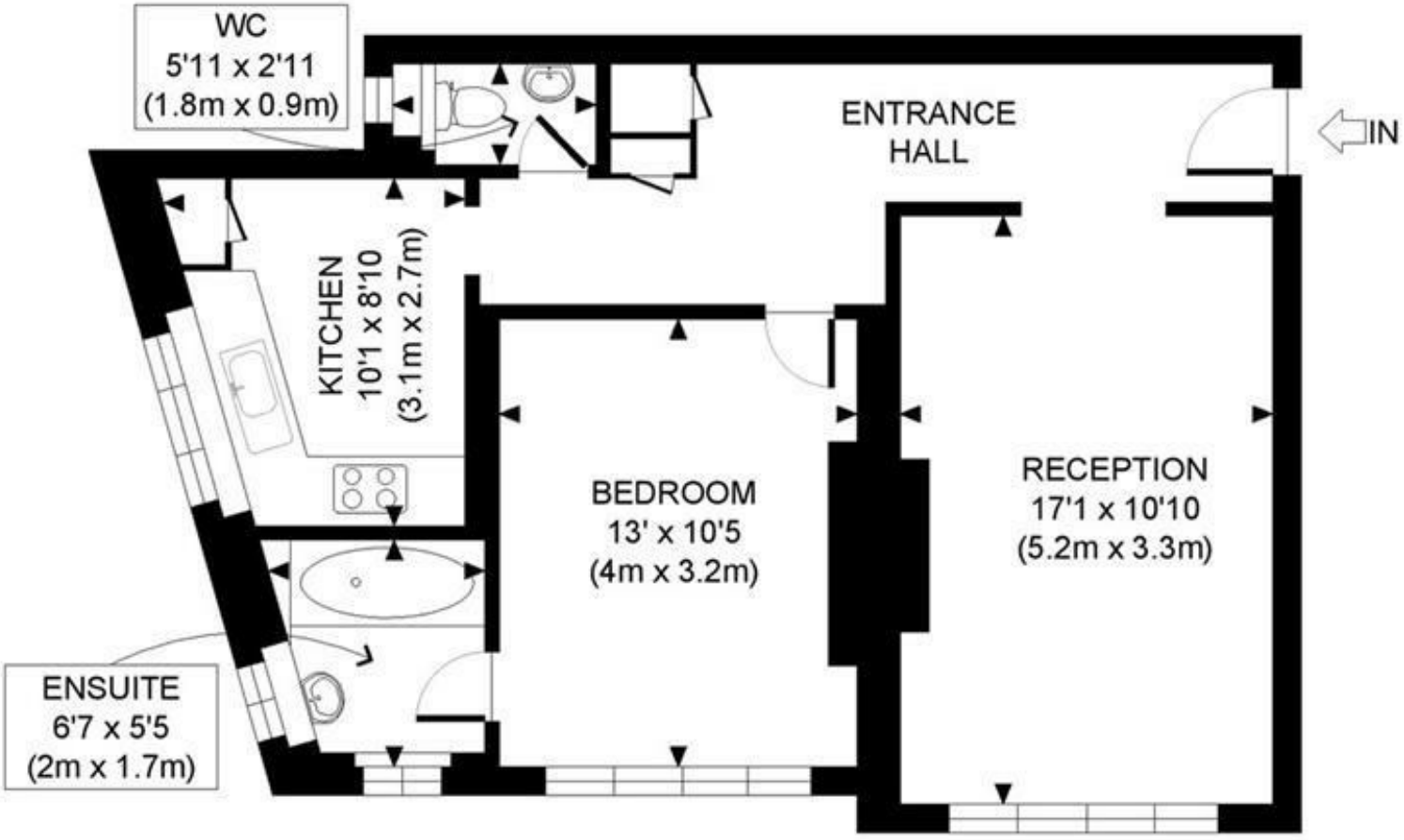


Birchington Court, West End Lane NW6 £425,000 Subject to contract

A exceptionally bright and spacious apartment circa (625 sq ft / 58 sq m) set within a popular purpose built block on West End Lane. Situated on the second floor, the accommodation comprises a reception room, a separate modern fully fitted kitchen, wooden floors, one double bedroom with en-suite bathroom, ample storage and separate W/C. Birchington Court is located within a short distance to West Hampstead's multiple transport links including Thameslink, Jubilee line and Silverlink stations, in addition to a vast plethora of restaurants, bars and cafes on West End Lane.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 625 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 625 SQ FT/ 58 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

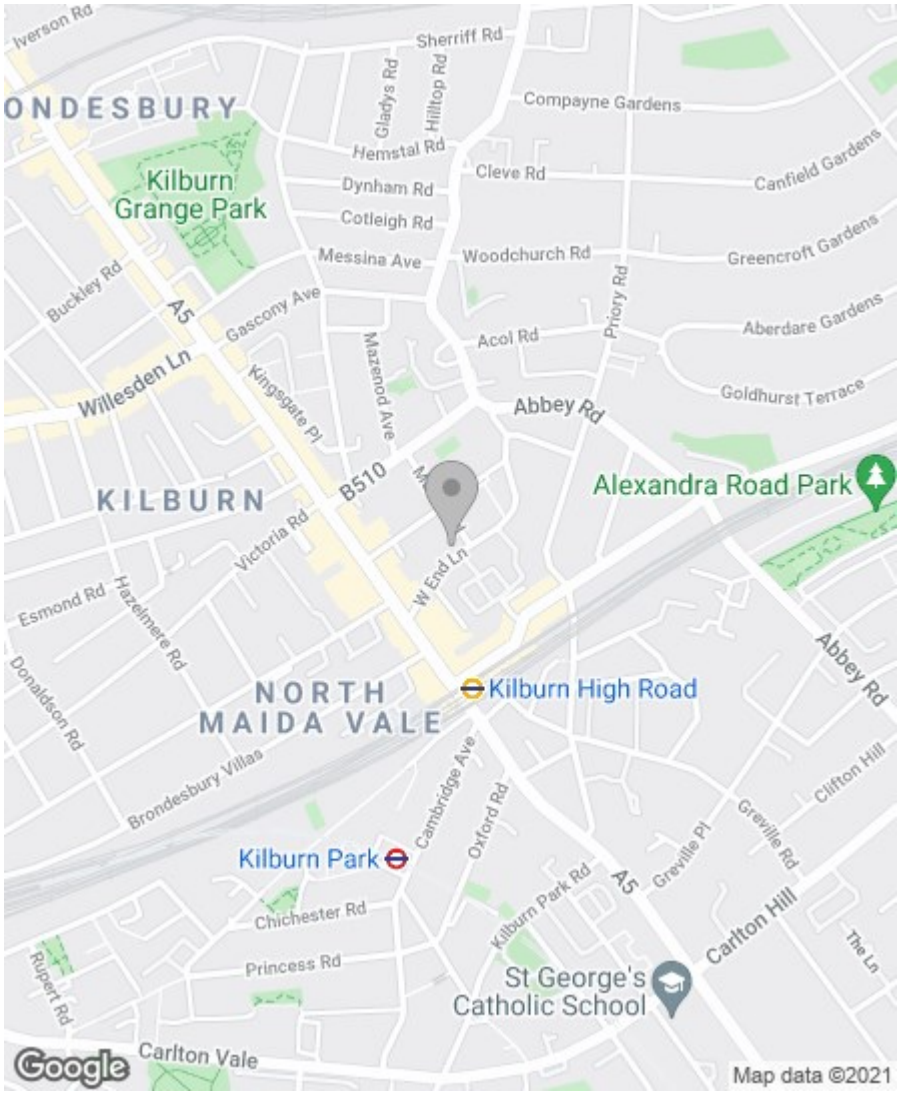
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should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

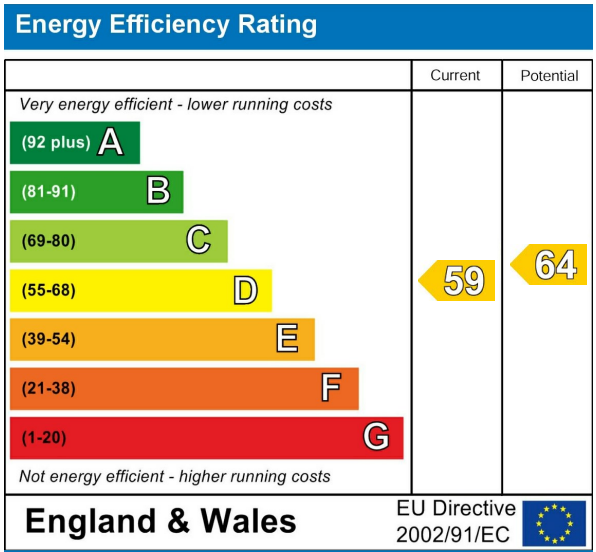
Property Overview

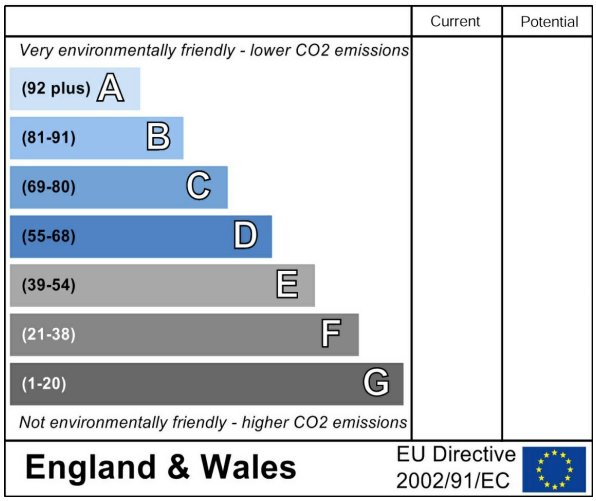
Location	, NW6
Price	Asking Price £425,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	C
Current Ground Rent	TBC
Service Charge	Approx £1800 per annum
Term	Leasehold - 189 years from 29/09/1982

Key Features

- Reception Room
- Separate Kitchen
- En-Suite Bathroom
- Double Bedroom
- Guest Cloakroom
- Wooden Floors
- Communal Gardens
- Purpose Built Block
- Great LOcation
- Close to Transport Links







IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

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