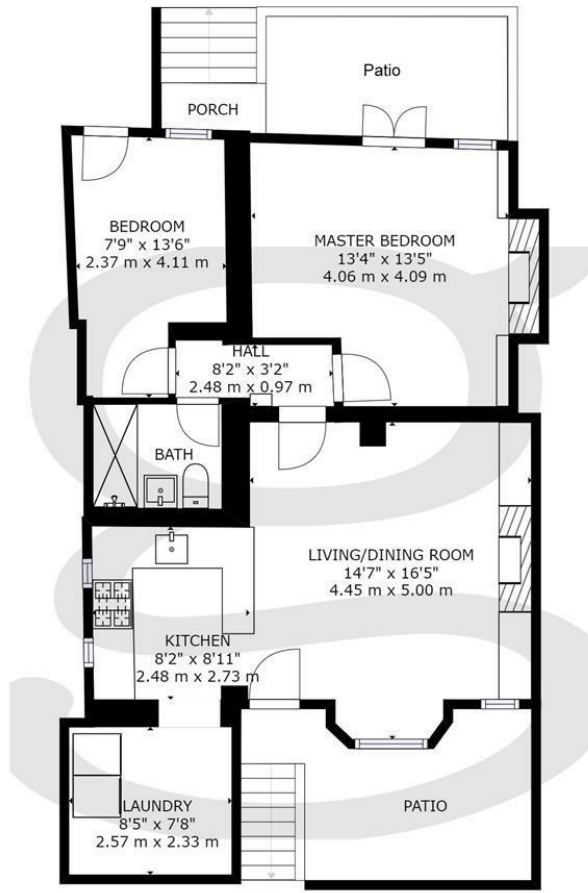


Greville Road, London NW6 £475,000 Subject to contract

****Video Viewing Available **** On the borders of both St Johns Wood and Maida Vale is a great opportunity to live within a short stroll to the shops, bars and restaurants. A bright and spacious apartment with its own entrance and private patio and decked garden. The property features a large reception room with an open plan fitted kitchen, master bedroom at the rear with direct access to a private patio and decked garden, second bedroom and shower room. The apartment is accessed on the lower ground floor of a grand house in Greville Road which is within 0.4 miles from the restaurants and cafes of Boundary Road and Abbey Road with its excellent transport links into Central London and close to South Hampstead overground with direct link to Euston Station.





Lower Ground Floor

GROSS INTERNAL AREA
 Lower Ground Floor : 743 sq ft, 69 m²
 TOTAL: 743 sq ft, 69 m²

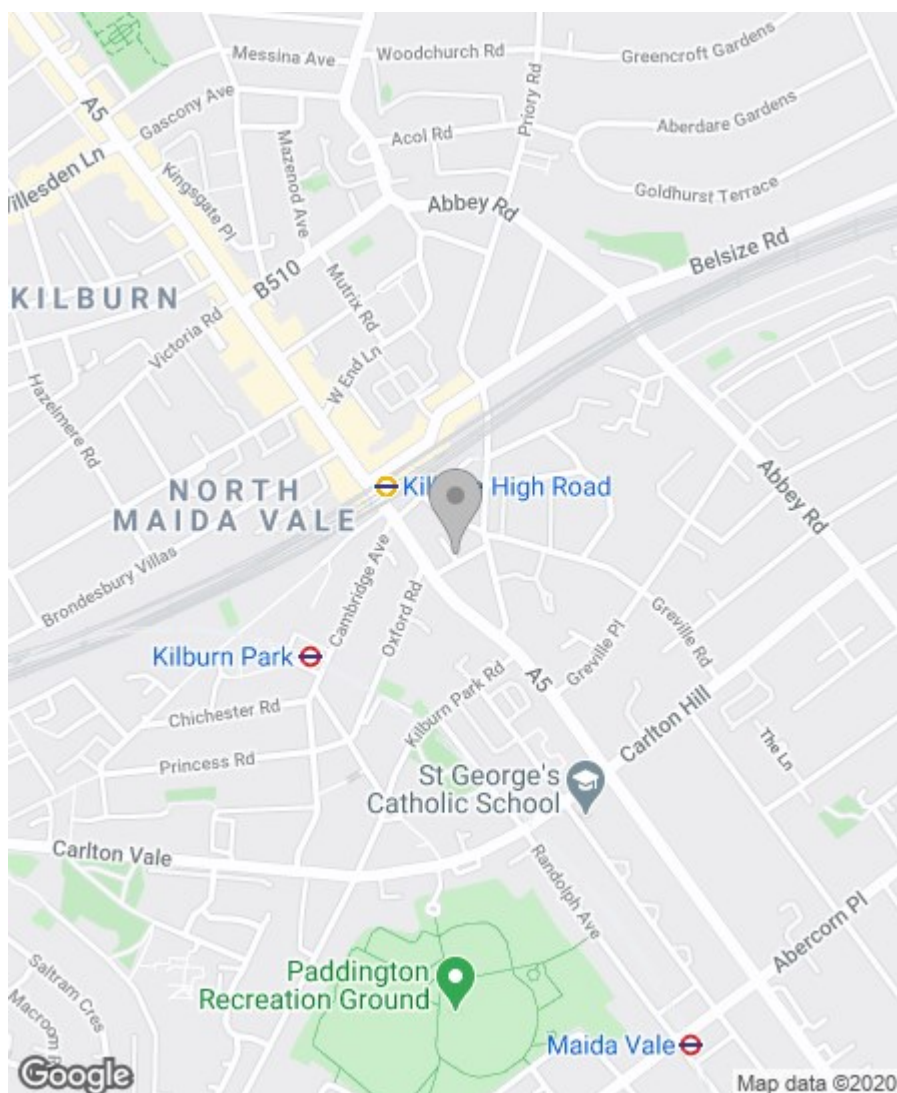
Floor plans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.

Property Overview

Location	, NW6
Price	Asking Price £475,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Camden
Tax Band	D
Current Ground Rent	TBC
Service Charge	Approx £500 Per Annum
Term	Share of Freehold

Key Features

- 2 Bedrooms
- Shower Room
- Wooden Floors
- Reception Room
- Open Plan Kitchen
- Patio and Decked Garden
- Own Entrance
- Close to Transport Links
- Share of Freehold
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



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).

