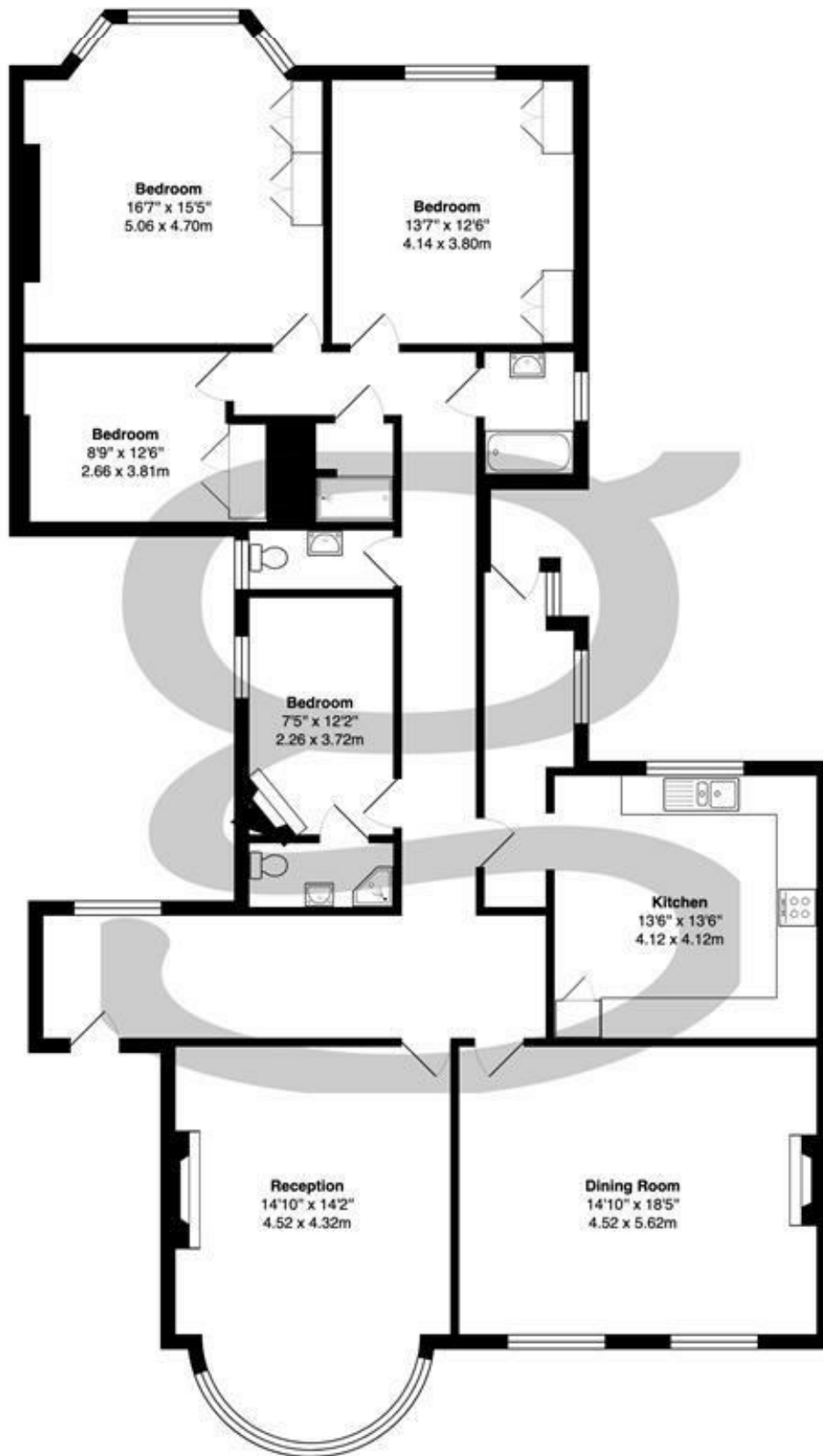




## Marlborough Mansions, Cannon Hill NW6 £1,595,000 Subject to contract

An exceptional, Mansion Block apartment of just over 1900 sq ft (177 sq metres) in the ever-popular BAM Estate on Cannon Hill, West Hampstead. Situated on the raised ground floor, this immaculately-presented apartment retains period features throughout. It boasts high ceilings, feature fireplaces, bay windows and original cornicing and offers well-designed family living space, all on one floor. The property offers two spacious reception rooms to the front aspect, a large, bright, eat-in kitchen with a separate utility space and storage room, four double bedrooms including a large principal bedroom with a bay window, and another large bedroom to the rear aspect, both overlooking the communal gardens. The property has a separate Bathroom, a separate Shower-room, a guest WC, and a compact en-suite. Not only does the apartment itself offer excellent storage but there is a further lockable storage unit in the basement area.





Raised Ground Floor

Marlborough Mansions, Cannon Hill NW6

Total Gross Area: 1905 ft<sup>2</sup> ... 177.0 m<sup>2</sup>

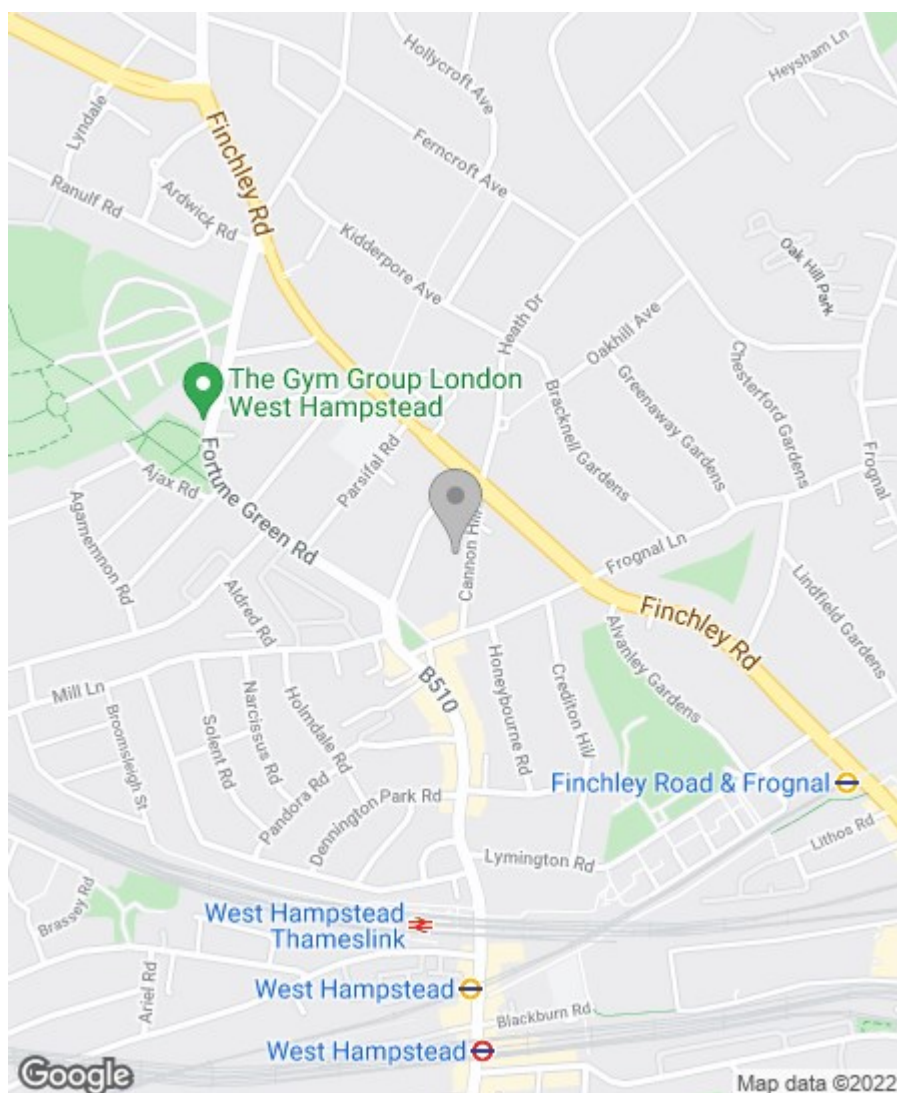
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

<b>Location</b>	West Hampstead, NW6
<b>Price</b>	Asking Price £1,595,000
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold - Share of Freehold
<b>Council</b>	
<b>Tax Band</b>	G
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £6,308pa
<b>Term</b>	Share of Freehold - 999 years from 25/12/2003

## Key Features

- High Ceilings and Period features
- Great Location
- Popular Mansion Block
- Communal Gardens
- Share of Freehold
- 2 reception rooms
- 4 bedrooms
- Eat-in-kitchen



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	85

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

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

