



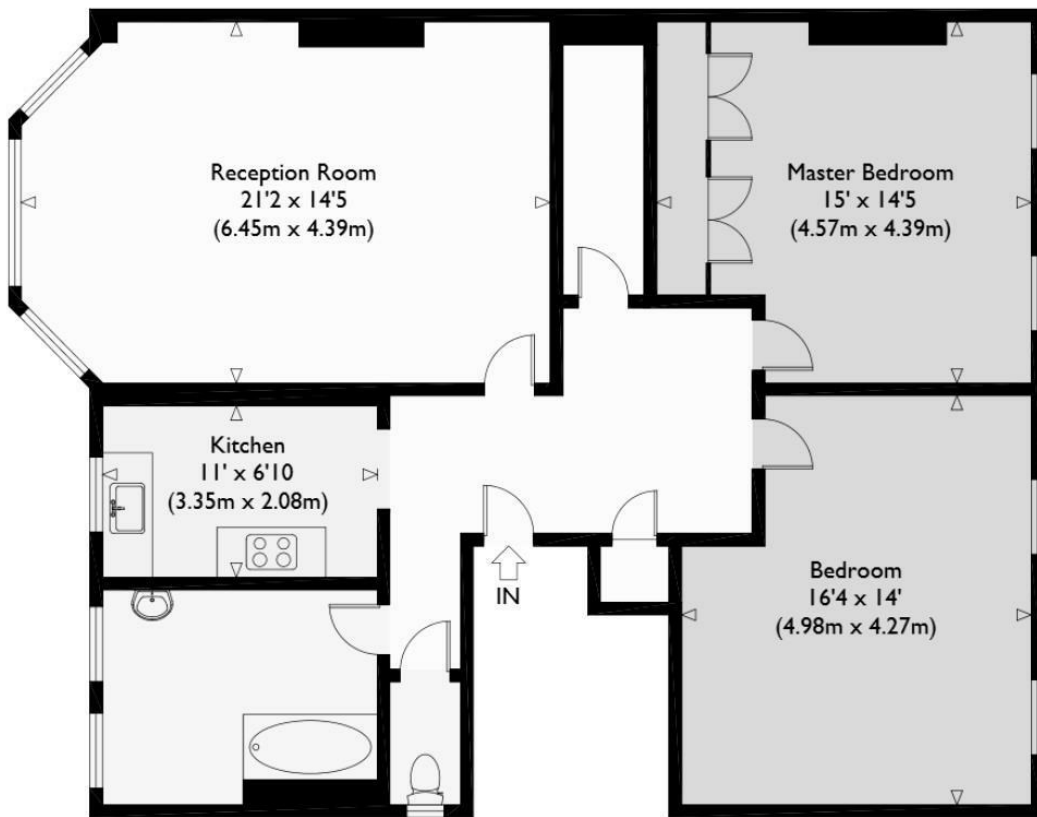
## Finchley Road, Hampstead, NW3 £750,000 Subject to contract

A superb and bright, two double bed apartment (1108 sqft / 102.9 sqm with views towards stunning communal parkland situated within an impressive double fronted red brick period residence. The apartment is situated on the first floor and comprises a bright and spacious 21 ft reception room with high ceilings and period features, separate kitchen, two large double bedrooms, bathroom with separate w/c and excellent storage. Access to the communal garden/parkland is available for a small annual fee. Located for access to both Hampstead and West Hampstead, providing a huge selection of shops, cafes, restaurants and amenities. Finchley Road and Frognal Overground is approximately 300 metres away and Finchley Road Underground Station (Jubilee and Metropolitan Lines) is approximately 800 metres away. West Hampstead Underground Station (Jubilee Line) is approximately 1km distant and West Hampstead Thames link and Overground are approximately 900 metres away.



# Finchley Road, NW3

Approximate Gross Internal Floor Area : 1108 sq ft / 102.9 sq m



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Property Overview

<b>Location</b>	Hampstead, NW3
<b>Price</b>	Asking Price £750,000
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold - Share of Freehold
<b>Council</b>	Camden
<b>Tax Band</b>	E
<b>Current Ground Rent</b>	A Peppercorn
<b>Service Charge</b>	TBC
<b>Term</b>	Approx 981 Years Remaining

## Key Features

- Two double bedrooms
- Separate Kitchen
- 21 ft Reception Room
- High Ceilings
- Excellent Storage
- Bathroom
- Separate w/c
- Communal Parkland
- Close to Transport Links
- Chain Free



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</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		

**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>		<b>83</b>
(69-80) <b>C</b>	<b>66</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**

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**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).

