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# Finchley Road, Hampstead, London, NW3

## Offers In Excess Of £575,000



A well-proportioned two-bedroom, two-bathroom apartment offering 946 sq ft of internal living space, ideally located on Finchley Road in the heart of NW3.

The property features a spacious open-plan reception and dining area, providing excellent space for both everyday living and entertaining. The kitchen is neatly integrated, offering practical storage and worktop space. Both bedrooms are generously sized. This apartment also features two bathrooms

The apartment is well laid out, maximising natural light and offering a comfortable balance between living and private space. Its location provides excellent access to local amenities, shops, cafés, and transport links, making it well suited for a family or investors.

Early viewing is recommended to appreciate the size and location on offer.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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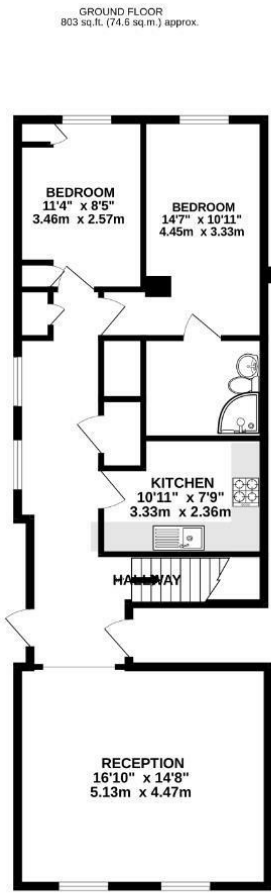


## KEY FEATURES

- Two Bedroom Two Bathroom Ground Floor Apartment
- 946 sq ft internal living space
- Spacious reception room
  - Communal Garden
- Convenient Finchley Road location close to shops, cafés, and amenities
- Excellent transport links
  - Long lease



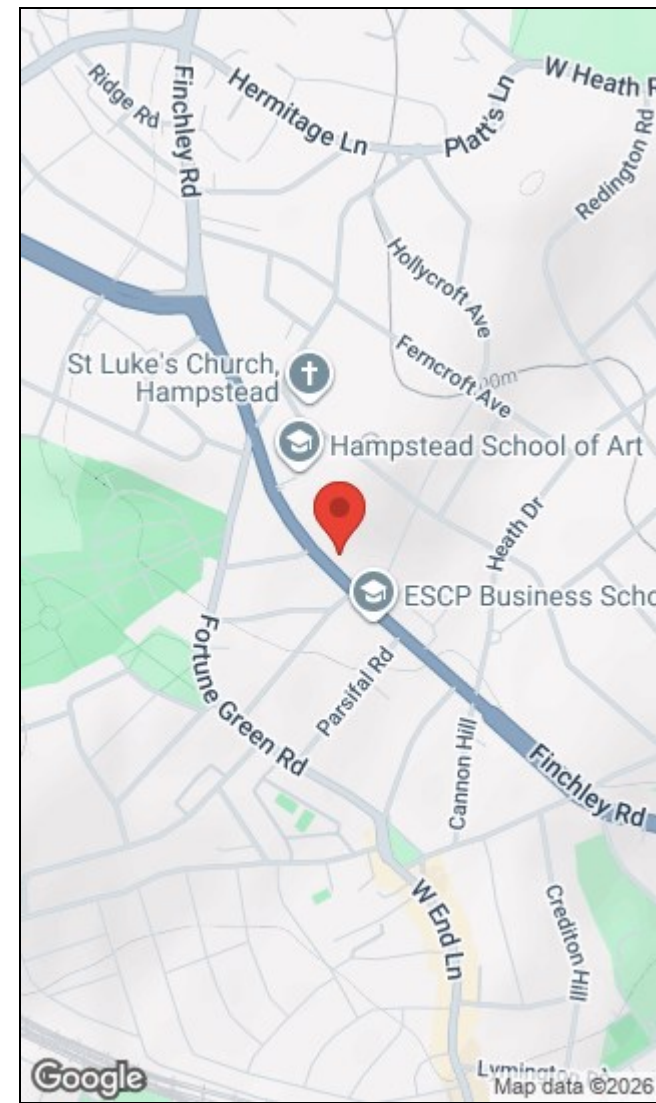




TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	72
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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