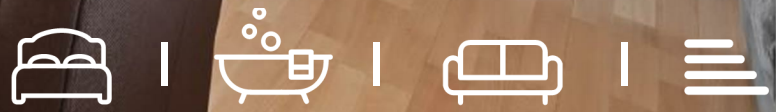


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# Finchley Road, London, NW3 7BL

## Offers In Excess Of £450,000



A beautifully presented and exceptionally bright one double bedroom top floor apartment, featuring sole use of an undemised roof terrace with far-reaching views, ideally positioned in the heart of West Hampstead.

This charming home offers a spacious open-plan reception room and modern fitted kitchen with direct access to the private roof terrace, creating an ideal space for entertaining. The generous double bedroom benefits from fitted wardrobes and an en-suite bathroom, while a separate guest W/C, large entrance hall with study area, and excellent built-in storage complete the accommodation.

Perfectly located just moments from West Hampstead's Jubilee, Thameslink and Overground stations, the property also enjoys easy access to the area's excellent cafés, restaurants, boutique shops and the open green spaces of Hampstead Heath, making it an ideal first-time purchase or investment opportunity.

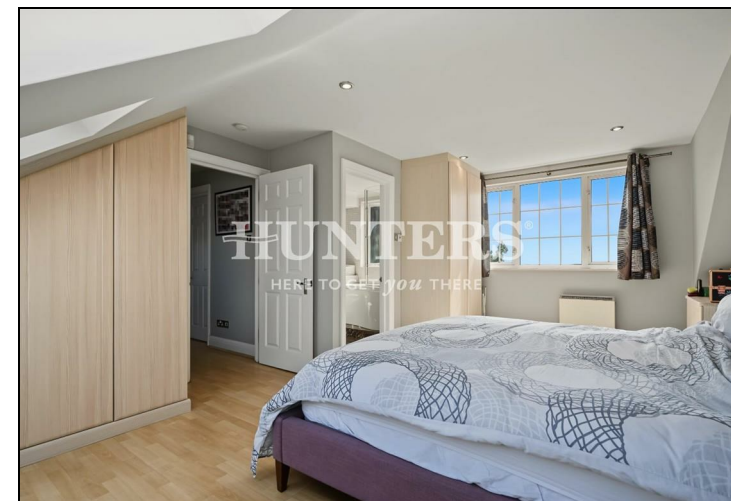
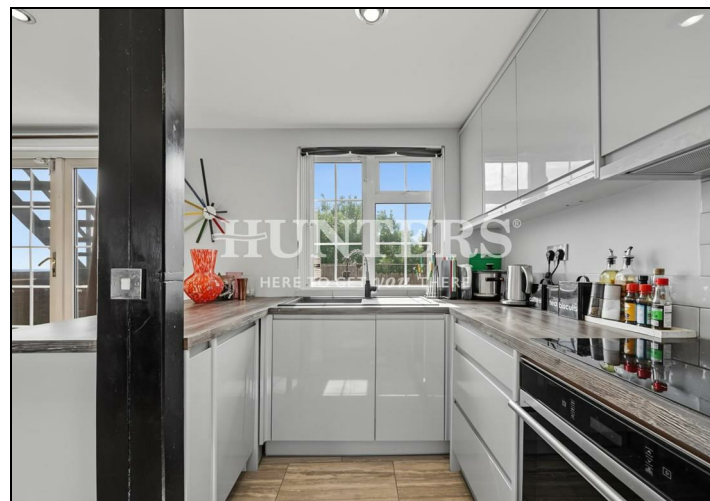
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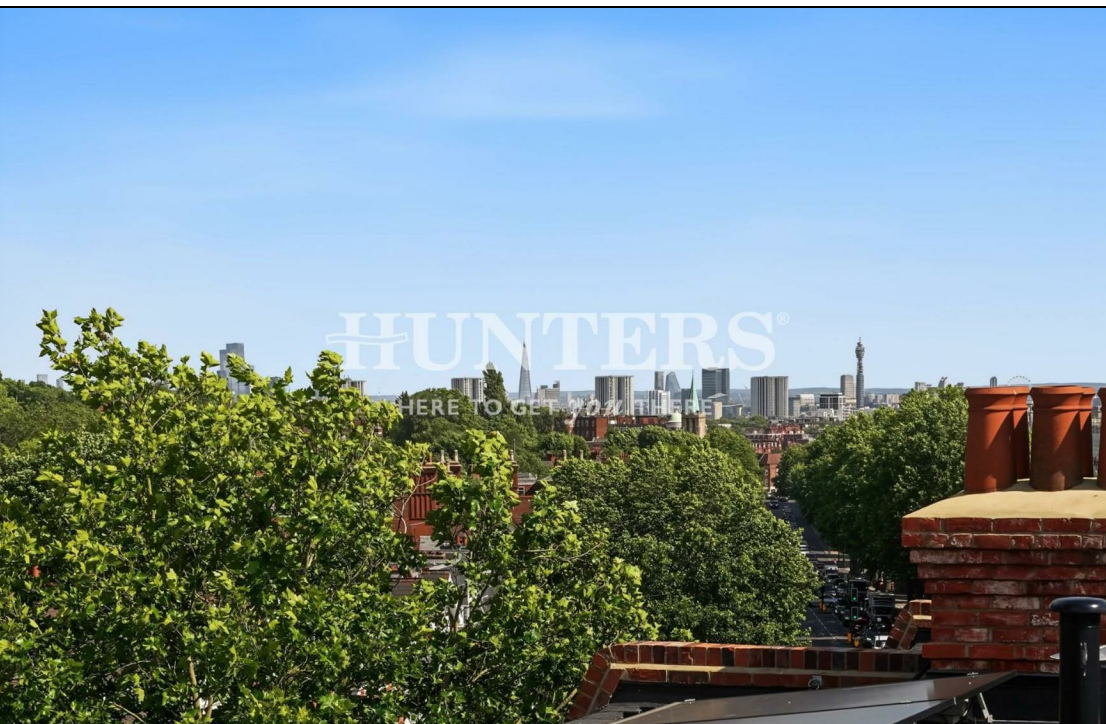


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## KEY FEATURES

- Large Double Bedroom Top Floor Apartment
- Spacious Open Plan Reception/Kitchen
  - Private Roof Terrace (Undemised)
  - En-Suite Bathroom And Guest WC
  - Close To Excellent Transport Links
- Sought After West Hampstead Location
  - Moments From Shops And Amenities
    - Inbuilt Storage

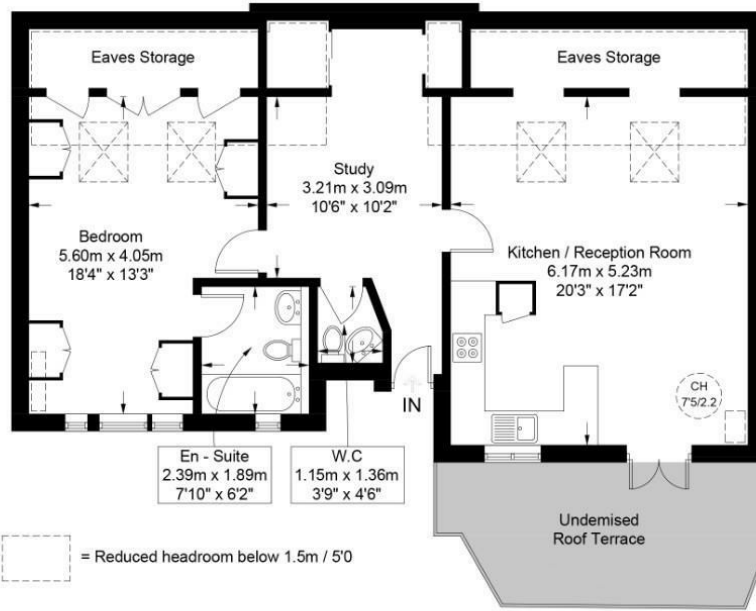
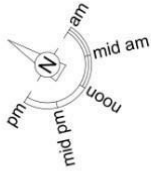




# Burgess Parade Mansions, NW3

Approximate Gross Internal Area = 947 sq ft / 88.0 sq m  
(Including Restricted Height / Eaves Storage)

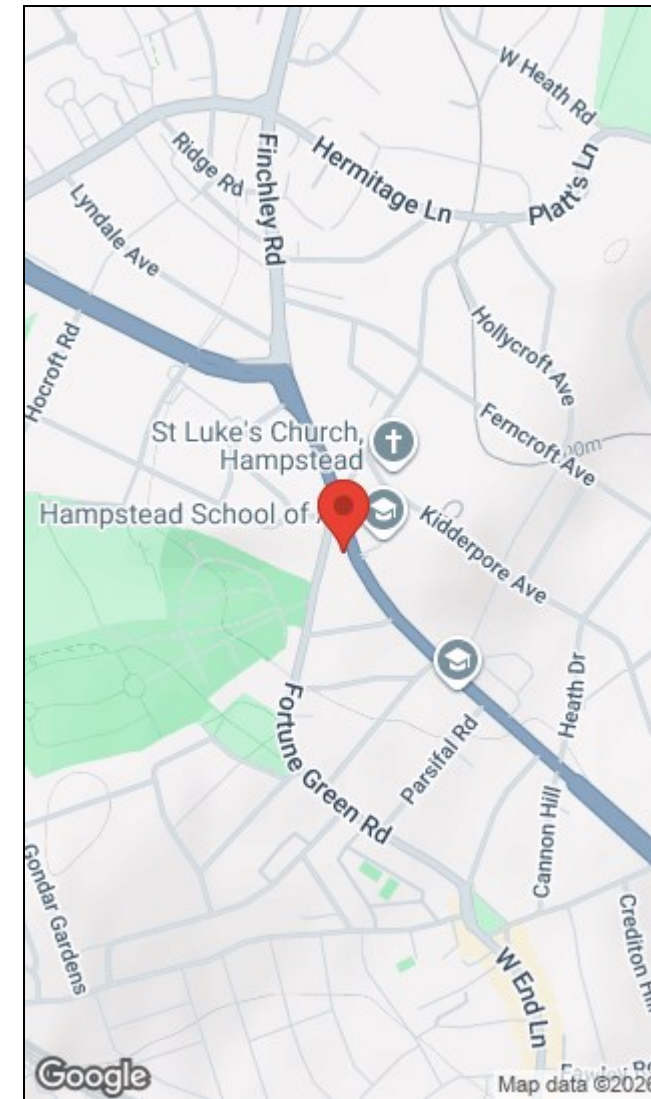
Restricted Height = 252 sq ft / 23.4 sq m



Fourth Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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