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# Greencroft Gardens, South Hampstead, London, NW6 Guide Price £900,000



As sole agents, Hunters West Hampstead offer to the market this exceptional two-bedroom garden apartment. Offering private access as well as a large South-West facing garden, and over 930 sq. ft. of stylish living space.

The home boasts two double bedrooms with built-in wardrobes, a bright reception with South-facing windows, and a bespoke modern kitchen that flows seamlessly onto the impressive private garden. Perfect for both relaxation and entertaining, the garden combines a patio, landscaped flower beds, lawn, and serene leafy outlooks.

Additional highlights include chain-free sale, a share of freehold, and elegant period character within a highly desirable South Hampstead conservation area.

Nestled among tree-lined streets and grand period homes, the property enjoys a peaceful setting while being just moments from excellent transport links: South Hampstead Overground (0.3 miles), Finchley Road Underground for Jubilee & Metropolitan lines (0.3 miles), and the vibrant amenities of West Hampstead (0.4 miles).

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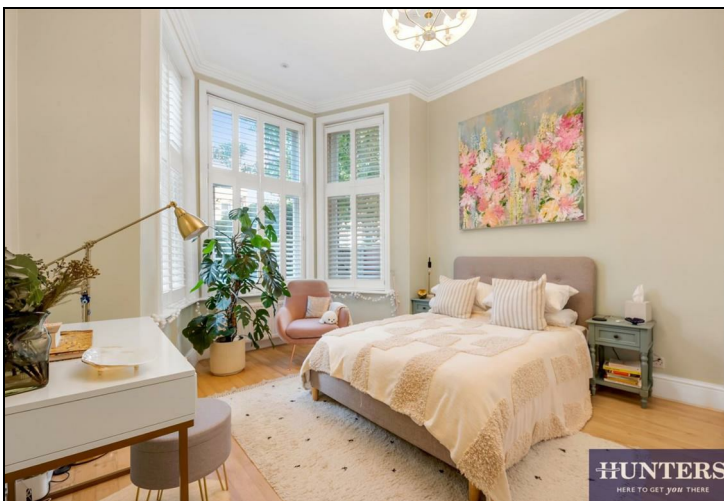
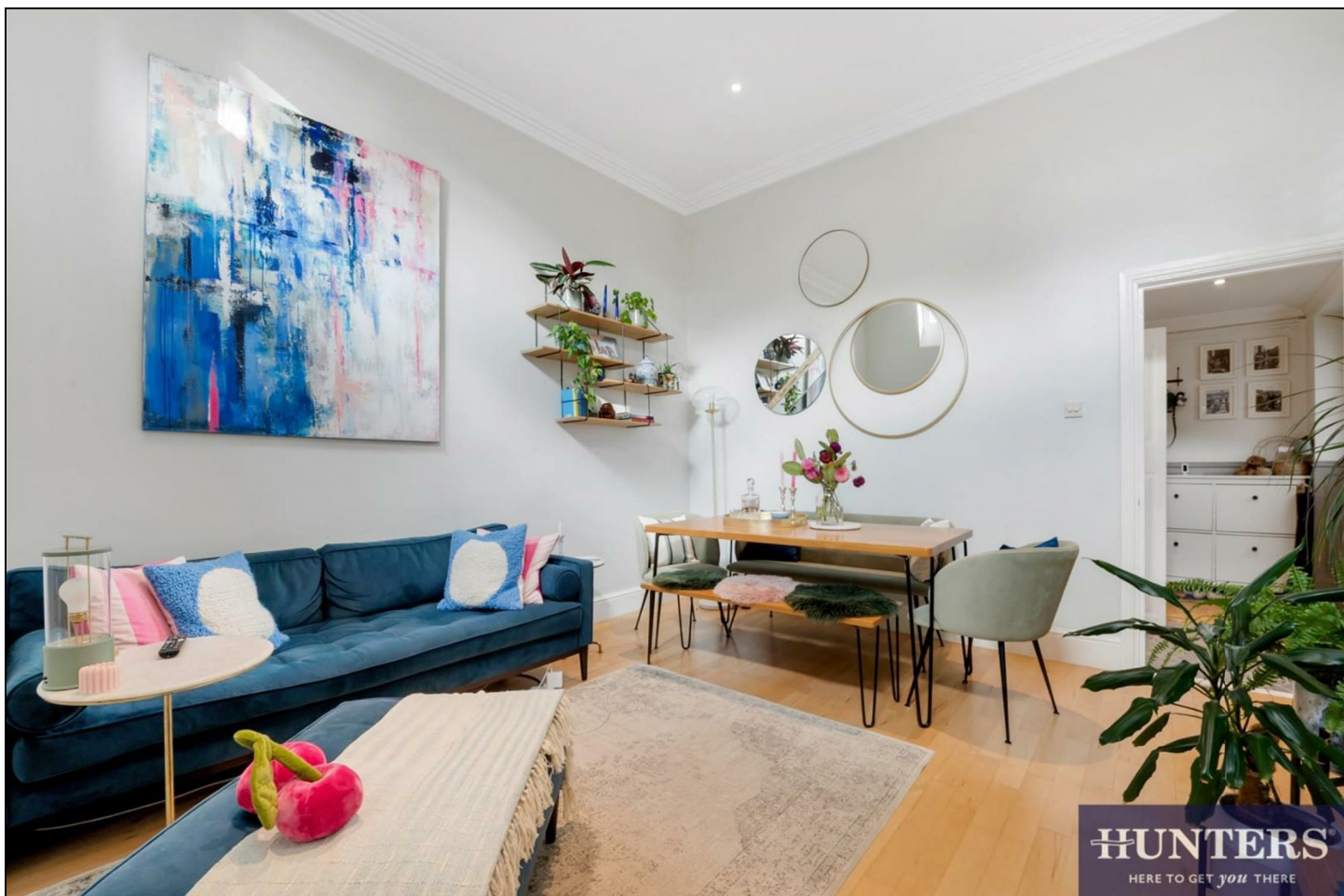


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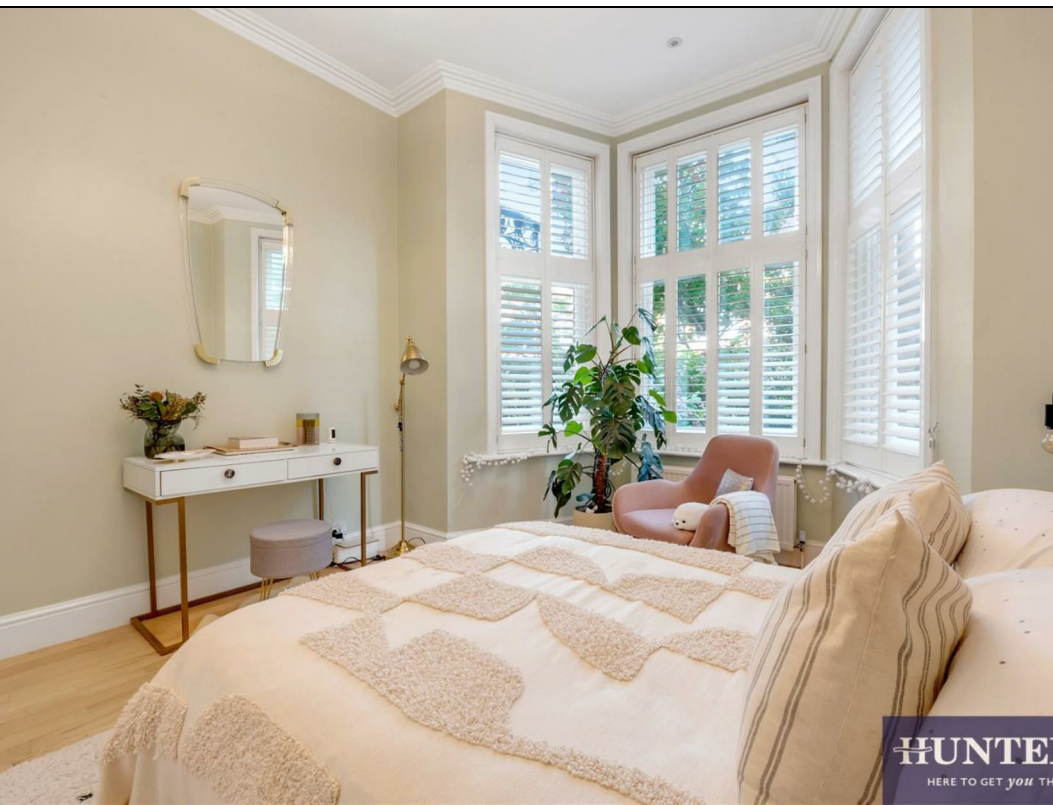


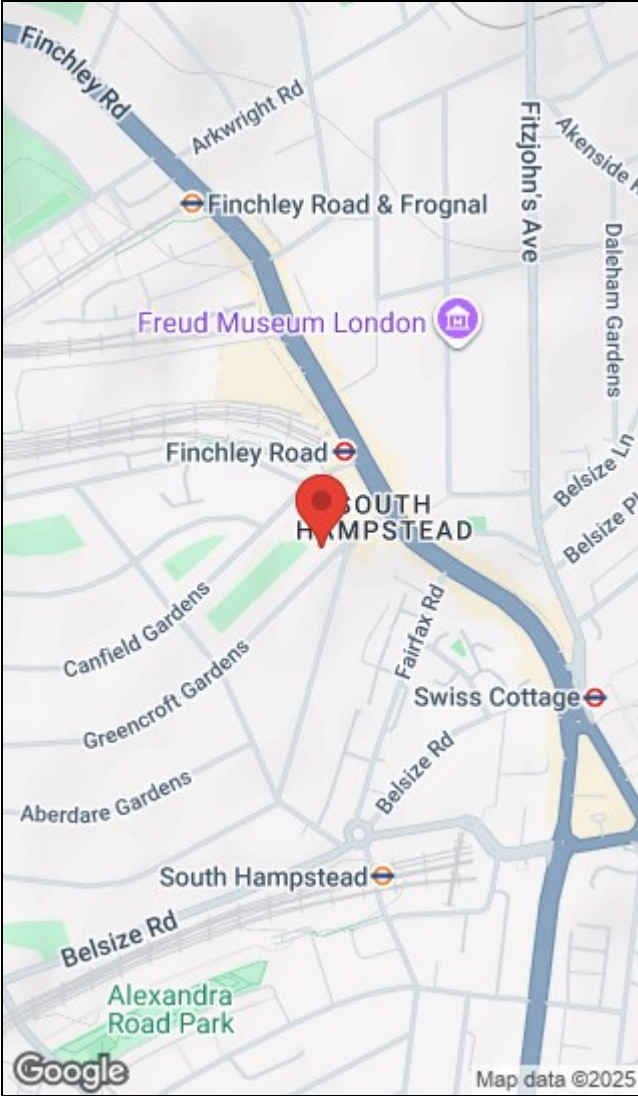
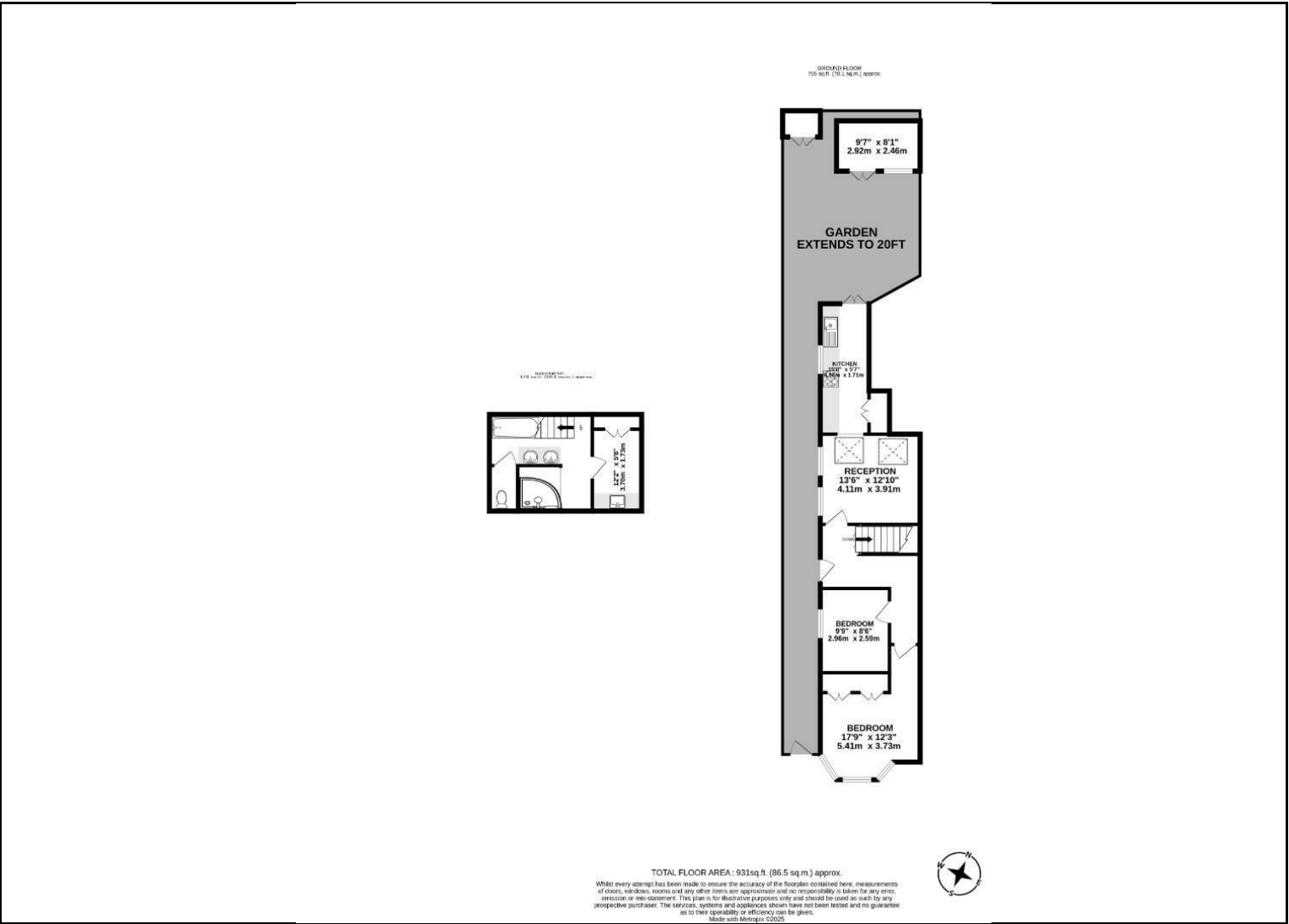
## KEY FEATURES

- Beautiful Two Bedroom South Hampstead Garden Flat
- Close to 900 sq.ft. of internal living space
  - Conservation area
  - Share of the freehold
- Large South-West facing private garden
  - Private access
  - Summer house
- Close proximity to West Hampstead and Finchley Road amenities









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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