

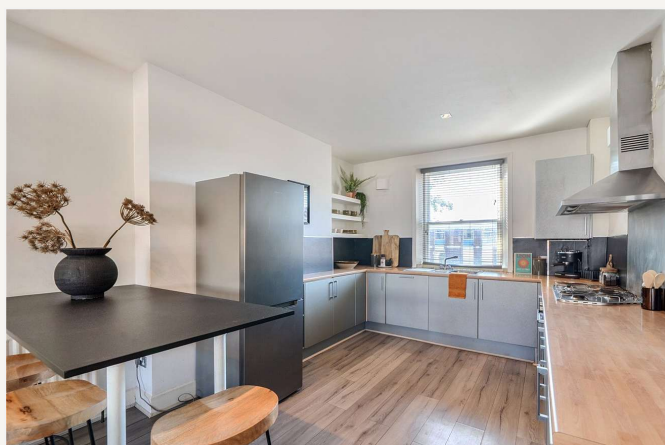


Birchington Road, NW6

OIEO £600,000 *Share of Freehold*



A rare opportunity to acquire this impressive two double-bedroom, split-level apartment extending to approximately 1,304 sq. ft (121.1 sq. m), occupying the top two floors of an attractive period building. This superb home offers generous and versatile accommodation arranged over two floors, combining excellent proportions with the charm and character of its period setting. Ideally positioned on a quiet residential road, the property is conveniently located between Queen's Park, West Hampstead, Maida Vale and Paddington, providing easy access to an excellent selection of local amenities, cafes, restaurants and shops. The area also benefits from an abundance of nearby green and outdoor spaces. Excellent transport links are within easy reach, including Jubilee and Bakerloo Underground services, offering convenient access across London. An exceptional and rarely available apartment in a highly convenient and well-connected location.



Winkworth West Hampstead

020 7483 7602 | westhampstead@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

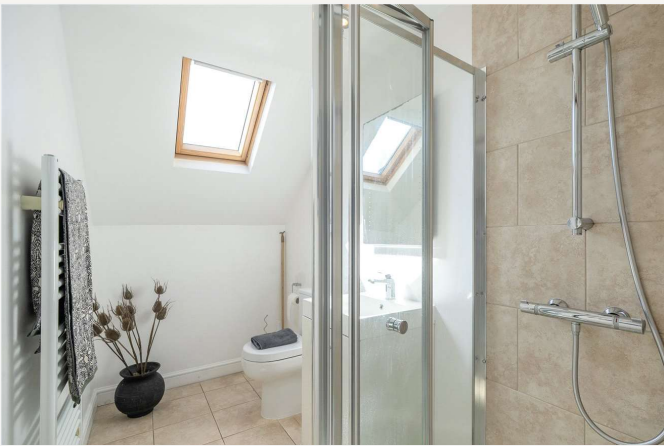
- Two Double Bedrooms
- Split-Level Apartment Occupying the Top Two Floors
- Spacious Open-Plan Reception Room / Kitchen
- Main Bathroom
- Separate Shower Room
- Ample Storage Space



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 01/01/3018
Service Charge: Ad Hoc
Council Tax Band: D
EPC rating: D





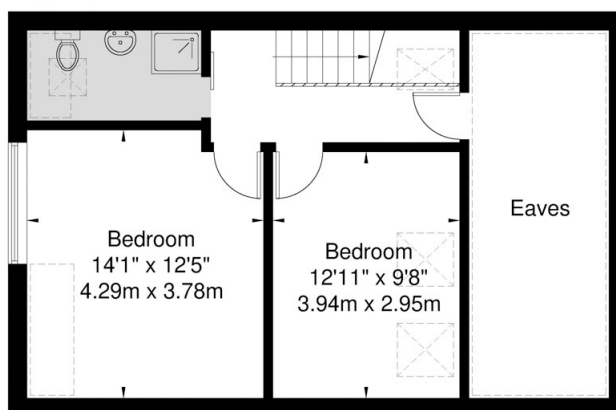
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	69 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

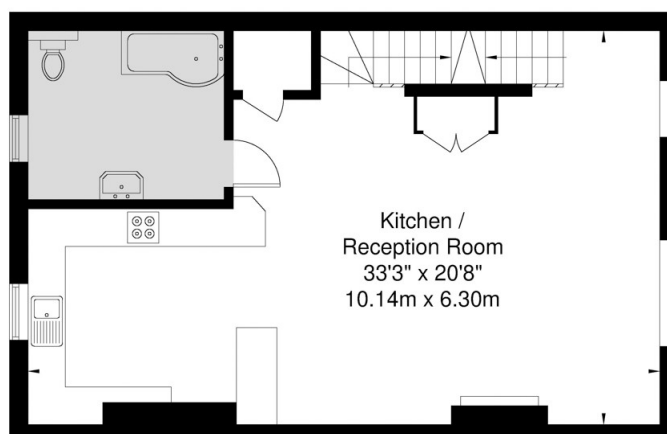


<https://www.winkworth.co.uk/sale/property/WHP260121>

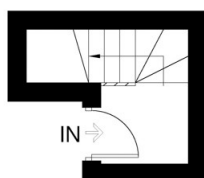
31 Birchington Road, London, NW6 4LL



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 54.2 SQ M / 583 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 63 SQ M / 678 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 3.9 SQ M / 41 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 121.1 SQ M / 1304 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Winkworth West Hampstead

020 7483 7602 | westhampstead@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.