

Priory Road, NW6

3 1 2

£1,200,000 *Share of Freehold*

A charming Victorian conversion garden apartment, offering a unique blend of period character and contemporary living, with its own private entrance, an off-street parking space on the driveway, three double bedrooms, two CP Hart-designed bathrooms (one en-suite) and two private patios. The spacious reception and dining room features a fireplace, parquet wooden flooring and sliding doors opening onto a private rear patio, which in turn leads onto a large communal garden, ideal for relaxing and entertaining. The principal bedroom benefits from an additional private front patio. There is a separate kitchen fitted with integrated appliances, and the three bedrooms offer the flexibility of family living or a home office. The property is presented in excellent condition, and the whole building has been completely refurbished. Furthermore, planning permission has been granted to extend by approximately 400 sq. ft, subject to the usual consents, providing a rare opportunity to create further living space and add value. Ideally positioned within the sought-after South Hampstead Conservation Area, the property is conveniently located for the excellent amenities of West End Lane and Finchley Road, as well as the wide range of Underground and Overground transport links.





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KEY FEATURES

- Master Bedroom with En-Suite Bathroom
- Two Further Double Bedrooms
- Family Shower Room
- Kitchen
- Reception
- Planning Permission to Extend (Subject to the normal Consents)
- Two Private Patios
- Off Street Parking
- Large Communal Gardens
- Share of Freehold

Notes: Images have been virtually staged using CGI, including fixtures and fittings, and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, may be altered and do not necessarily represent a true and accurate depiction of the finished property, including fixtures, fittings and lighting





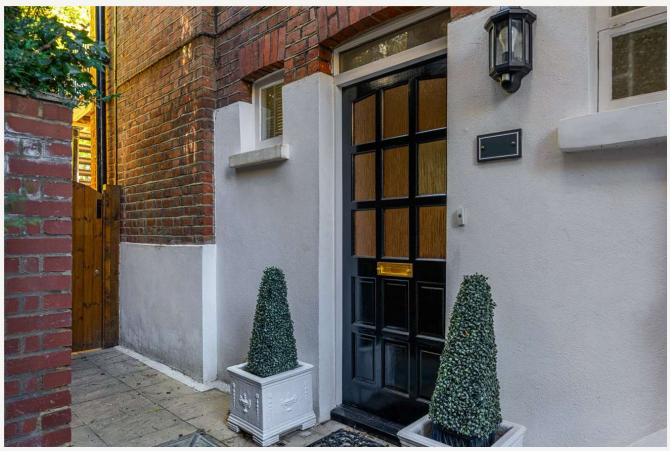
MATERIAL INFO

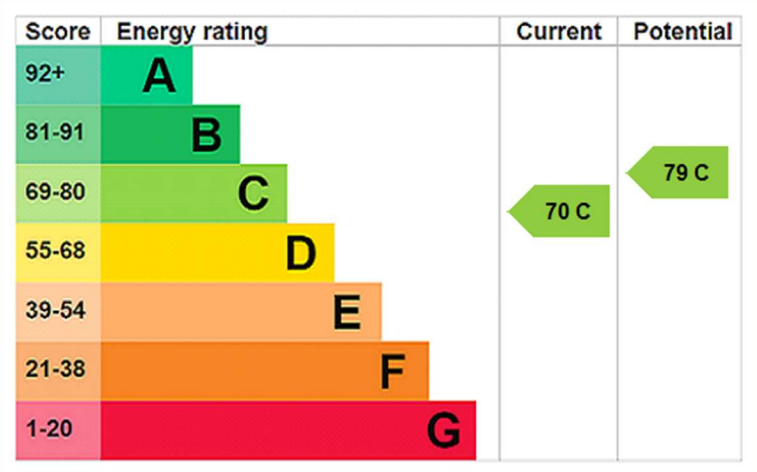
Tenure: Share of Freehold
Lease Expiry Date: 15/07/3012
Service Charge: £1,500 per annum
Council Tax Band: F
EPC rating: C









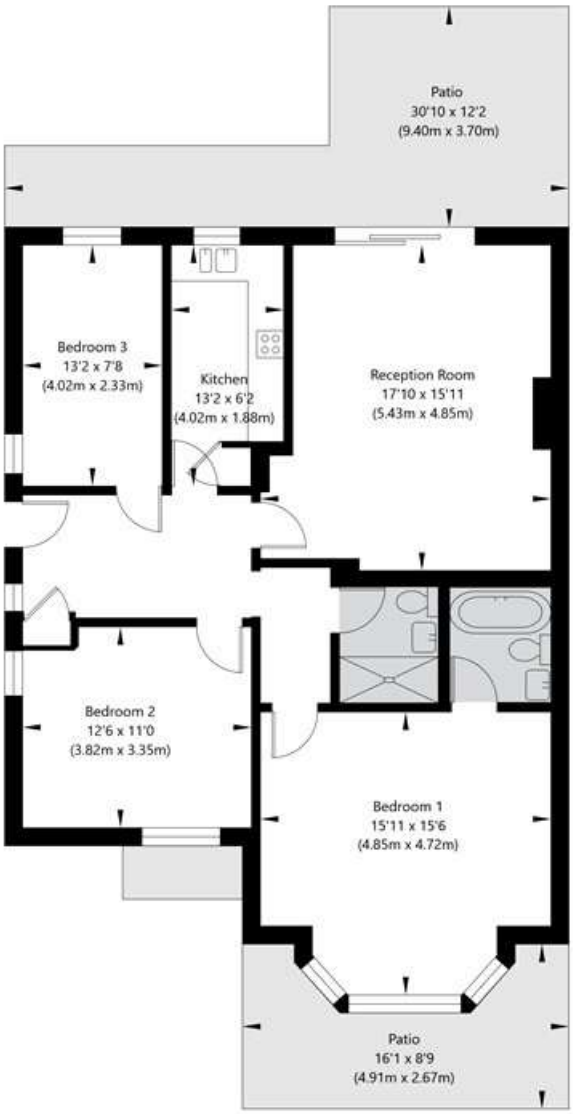


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/WHP260146

Priory Road, London, NW6 3NS

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 102.19 SQ M / 1100 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 102.19 SQ M / 1100 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
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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.

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