



Fordwych Road, NW2

OIEO £600,000 *Leasehold*



A fantastic two-bedroom, two-bathroom second floor period conversion located on a quiet tree-lined street. The property is offered in excellent condition throughout and is well located for many West Hampstead's transport links, cafes & restaurants.

Fordwych Road offers access to both West Hampstead and Kilburn Underground stations (Jubilee Line), Overground and direct trains to Luton Airport, Gatwick, Brighton, Kings Cross, as well as St. Albans from West Hampstead Thameslink station.



Winkworth West Hampstead

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KEY FEATURES

- Master Bedroom with En Suite Shower
- Second Bedroom
- Family Bathroom
- Guest Cloakroom
- Kitchen
- Reception



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/05/2127

Service Charge: £2,252 per annum

Service Charge Note:

Ground Rent: £ 50 Annually (subject to increase)

Council Tax Band: D

EPC rating: D





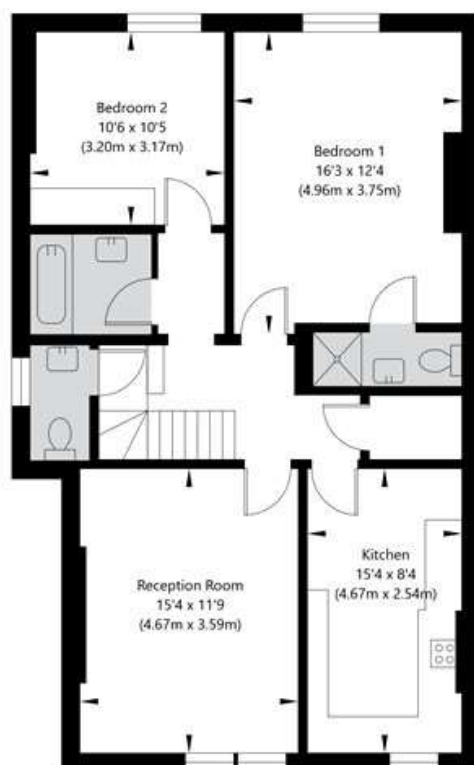
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

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

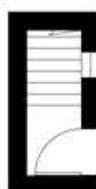


<https://www.winkworth.co.uk/sale/property/WHP250118>

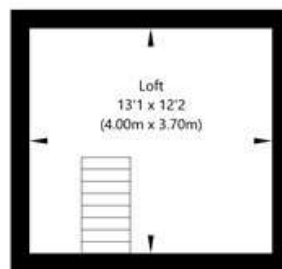
Fordwych Road, London NW2 3TN



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 80.13 SQ M / 862 SQ FT



First Floor Entrance
GROSS INTERNAL FLOOR AREA
APPROX. 2.15 SQ M / 23 SQ FT



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 14.8 SQ M / 159 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 97.08 SQ M / 1044 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.

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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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