



## HUXLEY HOUSE, LONDON, NW3 OIEO £625,000 LEASEHOLD

A modern one-bedroom apartment with a superb terrace and incredible views across London, set within a modern purpose block located between Belsize Park and Hampstead Heath.

Arranged over the sixth (top) floor, this bright apartment has the use of the lift and offers contemporary interiors throughout. There is a spacious open plan reception room with direct access to the terrace, a fully integrated kitchen, a double bedroom with fitted wardrobes, a large bathroom and ample storage.

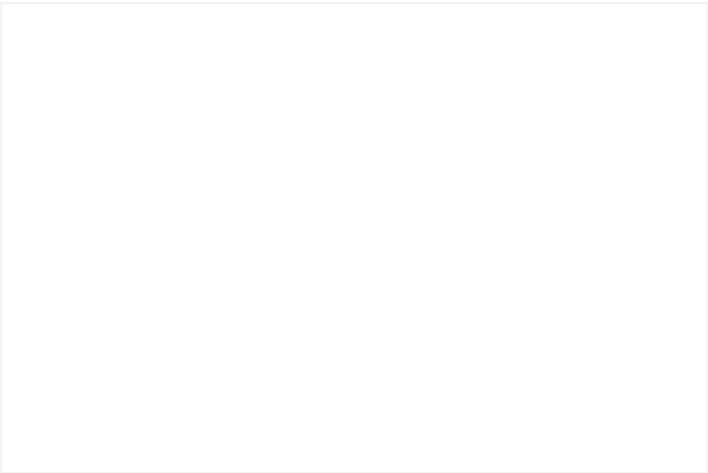
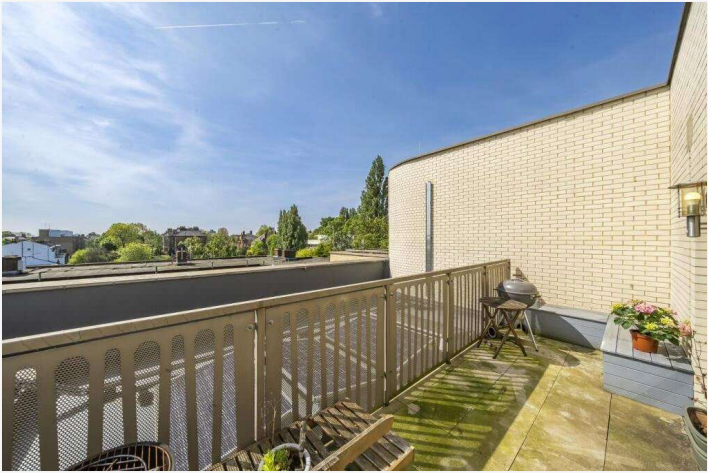
The property is well located within easy access to Belsize Park underground station and local shops and restaurants.

Double Bedroom with Fitted Wardrobes | Family Bathroom | Open Plan Reception Room | Fully Integrated Kitchen. | Terrace | Passenger Lift

**Winkworth**

for every step...





Lawn Road, London, NW3

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 53.7 SQ M / 578 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 53.7 SQ M / 578 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 24/12/2265

**Service Charge:** £3,000 per annum

**Ground Rent:** £310 Annually (subject to increase)

**Council Tax Band:** D

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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