



## GODOLPHIN HOUSE, LONDON, NW3 £640,000 SHARE OF FREEHOLD

We are delighted to offer for sale this bright and attractive two double bedroom, second floor apartment with lift in a popular and sought-after purpose built block. The property has two double bedrooms, a large separate kitchen and family bathroom. The apartment also benefits from a garage with storage room and is being sold with a share of freehold and is offered chain free.

Godolphin House is conveniently located for access to Swiss Cottage Underground Station (Jubilee Line - 0.5 miles), Finchley Road Underground Station (Metropolitan & Jubilee Lines - 0.6 miles), South Hampstead Overground Station (0.2 miles) and the shops, restaurants and leisure facilities at the O2 Centre and nearby West Hampstead and St John's Wood.

Two Double Bedrooms | Family Bathroom | Passenger Lift | Large Separate Kitchen | Garage |  
Share of Freehold

**Winkworth**

for every step...

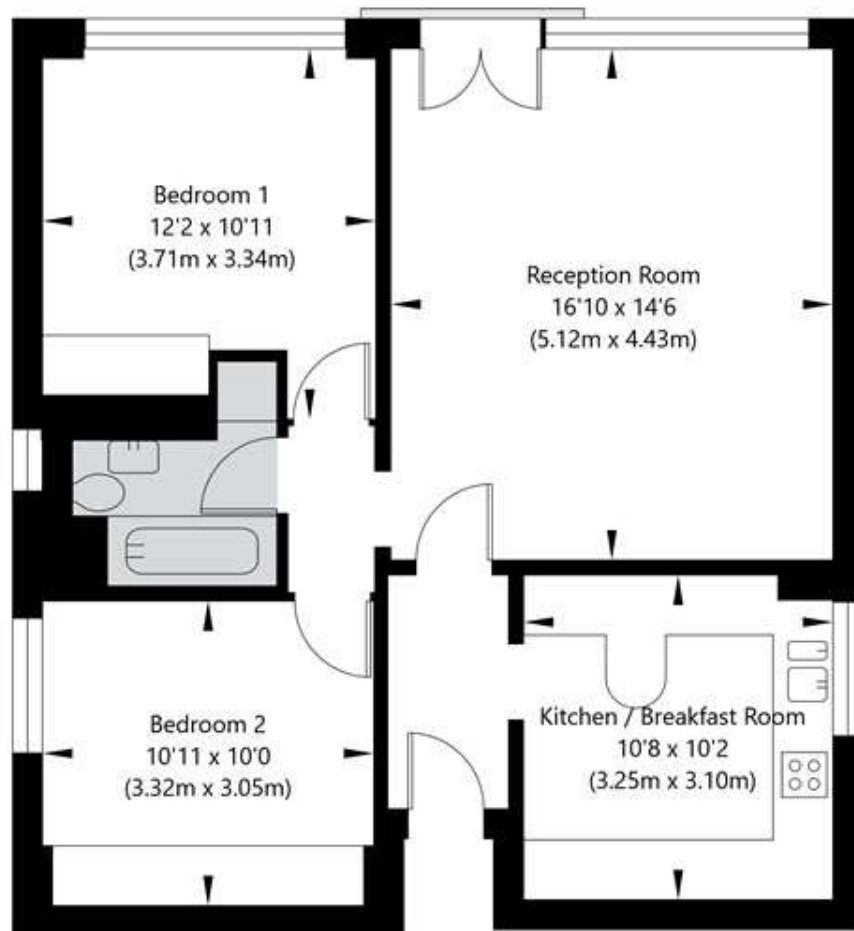
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Fellows Road, London, NW3 3LG



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 66.31 SQ M / 714 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 66.31 SQ M / 714 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             |         |           |
| 69-80 | C             | 75 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** Expires - 29/09/2957

**Service Charge:** £3,236 per annum

**Council Tax Band:** E

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

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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**West Hampstead** | 142 West End Lane, London, NW6 1SD | 020 7483 7602 |

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