



FORDWYCH ROAD, NW2 £640,000 LEASEHOLD

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

Fordwych Road offers access to the 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.

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

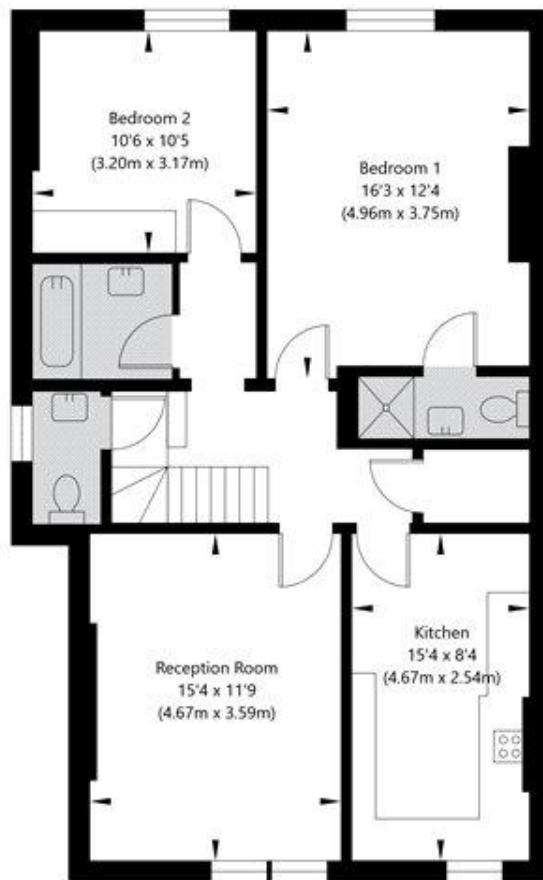
Winkworth

for every step...

[winkworth.co.uk/west-hampstead](https://www.winkworth.co.uk/west-hampstead)



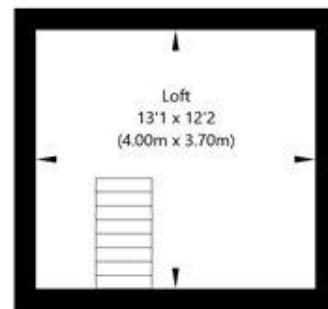
Fordwych Road, London NW2 3TN



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.

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		

Tenure: Leasehold

Term: Expires - 01/05/2127

Service Charge: £2252 per annum

Ground Rent: £50 Annually

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

West Hampstead | 142 West End Lane, London, NW6 1SD | 020 7483 7602 | westhampstead@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk/west-hampstead

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.