



FORDWYCH ROAD, NW2 £625,000 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

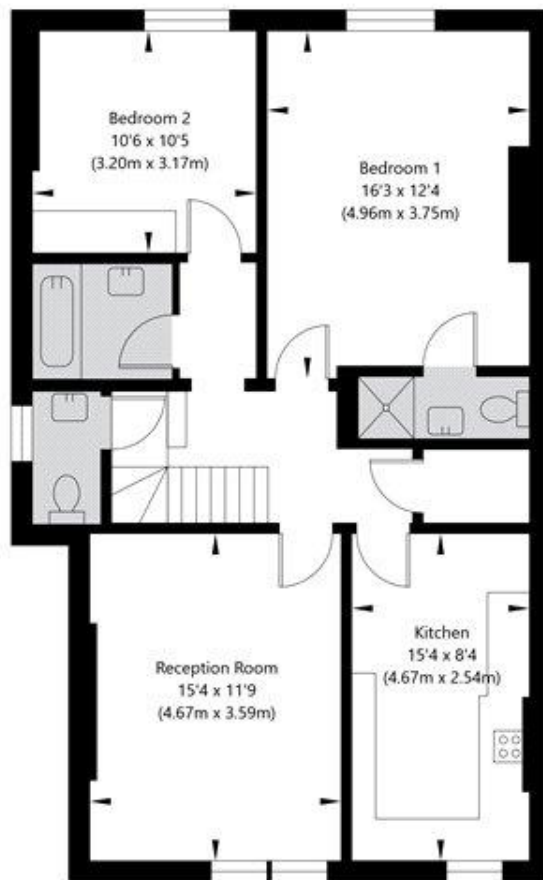
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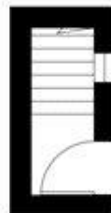
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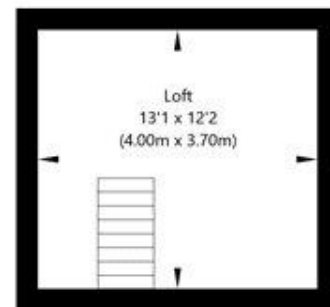
Fordwych Road, London NW2 3TN



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.

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