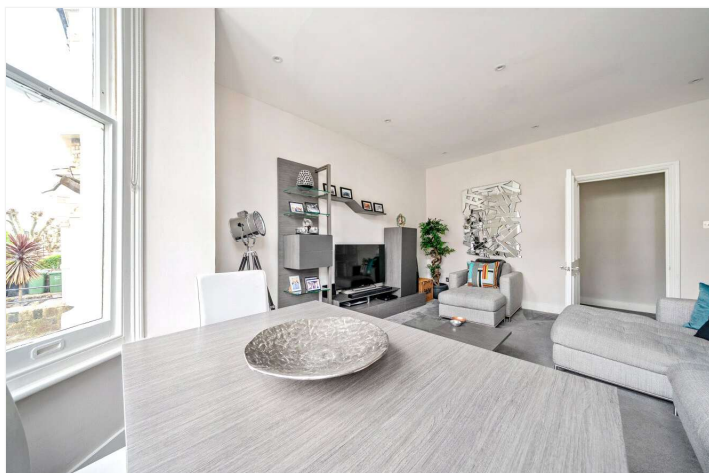




## FORDWYCH ROAD, NW2 £550,000 LEASEHOLD

A beautifully presented larger than average one bedroom garden flat located within a lovely period building on a quiet tree lined street. The property is offered in excellent condition throughout.

This bright and spacious garden flat on Fordwych Road is very conveniently located close to West Hampstead with its superb High Street (West End Lane) offering a variety of local independent deli's, bars, and restaurants along with excellent transport links including Kilburn (Jubilee Line and Overground, Zone 2).

Double Bedroom | Bathroom | Reception | Kitchen | 46 ft Private Garden

**Winkworth**

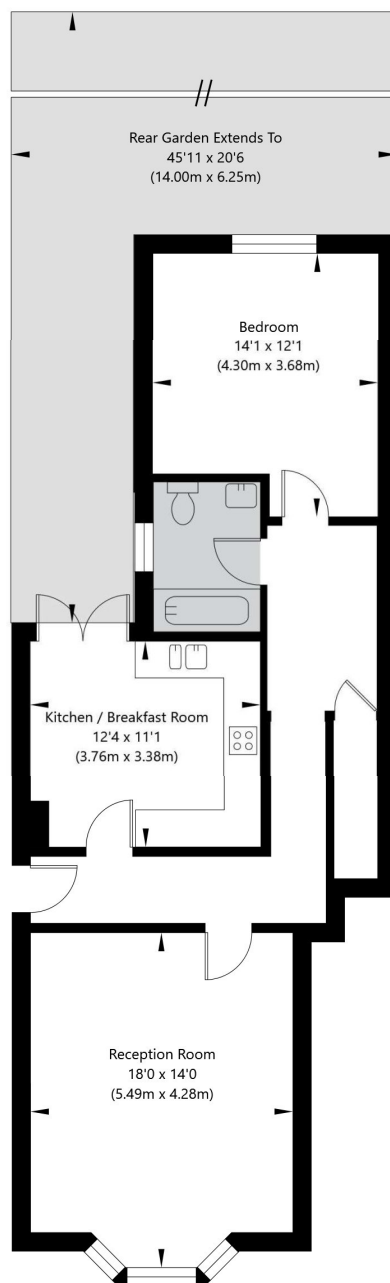
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## Fordwych Road, London NW2 3TG

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 71.4 SQ M / 769 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.4 SQ M / 769 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             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** Expires - 23/10/2198

**Service Charge:** £680 per annum

**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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**West Hampstead** | 142 West End Lane, London, NW6 1SD | 020 7483 7602 | [westhampstead@winkworth.co.uk](mailto:westhampstead@winkworth.co.uk)

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