



## Ranulf Road, NW2

£1,000,000 *Share of Freehold*



A delightful two-bedroom, two-bathroom flat with a private garden at the rear. This unique property is located on the exclusive Hocroft Estate, on the lower ground and ground floors of this stunning red brick house. The ground floor features a kitchen and a large sitting room, with a dual aspect onto the quiet residential road at the front and views over the garden at the rear. Located downstairs are two bedrooms and two bathrooms; both bedrooms come with fitted wardrobes. The spacious master bedroom is en-suite and has access to the private garden at the back of the property.

The property is conveniently located close to the coffee shops, bars, and restaurants of West Hampstead. West Hampstead Thameslink (approx. 0.5 miles), West Hampstead Jubilee Line (approx. 0.6 miles), and West Hampstead Overground (approx. 0.6 miles) are all within easy reach. There are also bus stops located at the top of the road, with buses going to Golders Green or West Hampstead, providing access to the Northern Line.



**Winkworth West Hampstead**

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## KEY FEATURES

- Two Double Bedrooms
- Two Bathrooms
- Fitted Wardrobes
- Private Garden
- Kitchen
- Large Reception / Dining Room
- Share of Freehold



## MATERIAL INFO

**Tenure:** Share of Freehold  
**Lease Expiry Date:** 29/09/2999  
**Service Charge:** £3000 per annum  
**Council Tax Band:** F  
**EPC rating:** C





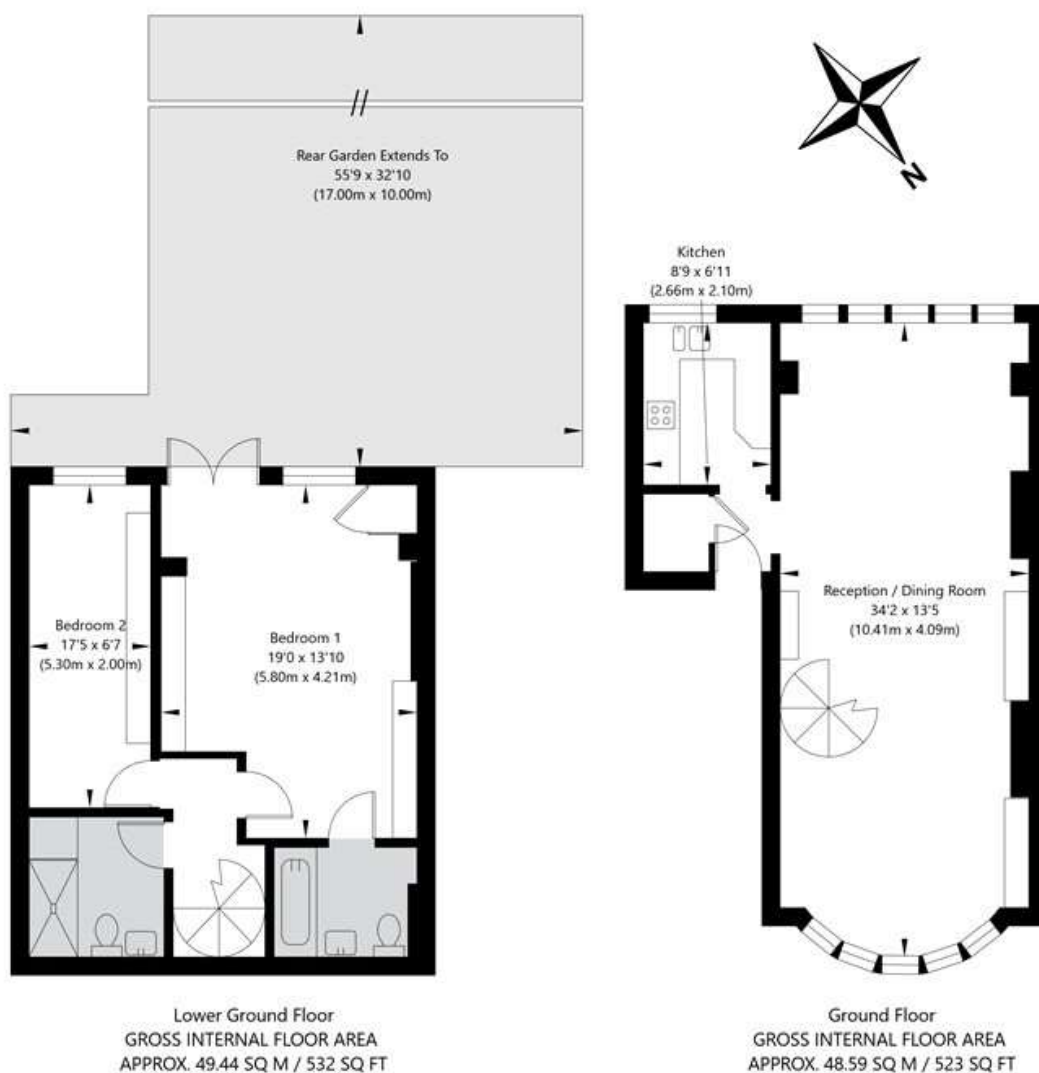
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	81 B

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP260004>

## Ranulf Road, London NW2 2BT



APPROXIMATE GROSS INTERNAL FLOOR AREA 98.03 SQ M / 1055 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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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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