



LAMBOLLE ROAD, NW3 **£759,950 SHARE OF FREEHOLD**

Superb two double bedroom first floor apartment situated in a popular purpose-built block on Lambolle road.

The flat benefits from a spacious reception with doors to a large rear south-facing balcony with views over large communal gardens, ample storage, bathroom and a single garage.

Ideally located just a short walk from both Belsize Park and Swiss Cottage underground stations and the many local shops, cafés and restaurants. The open spaces of Primrose Hill Park are also within easy walking distance.

Two Double Bedrooms | Family Bathroom | Kitchen | Reception with Doors to A Large Rear South-Facing Balcony | Large Communal Gardens | Single Garage

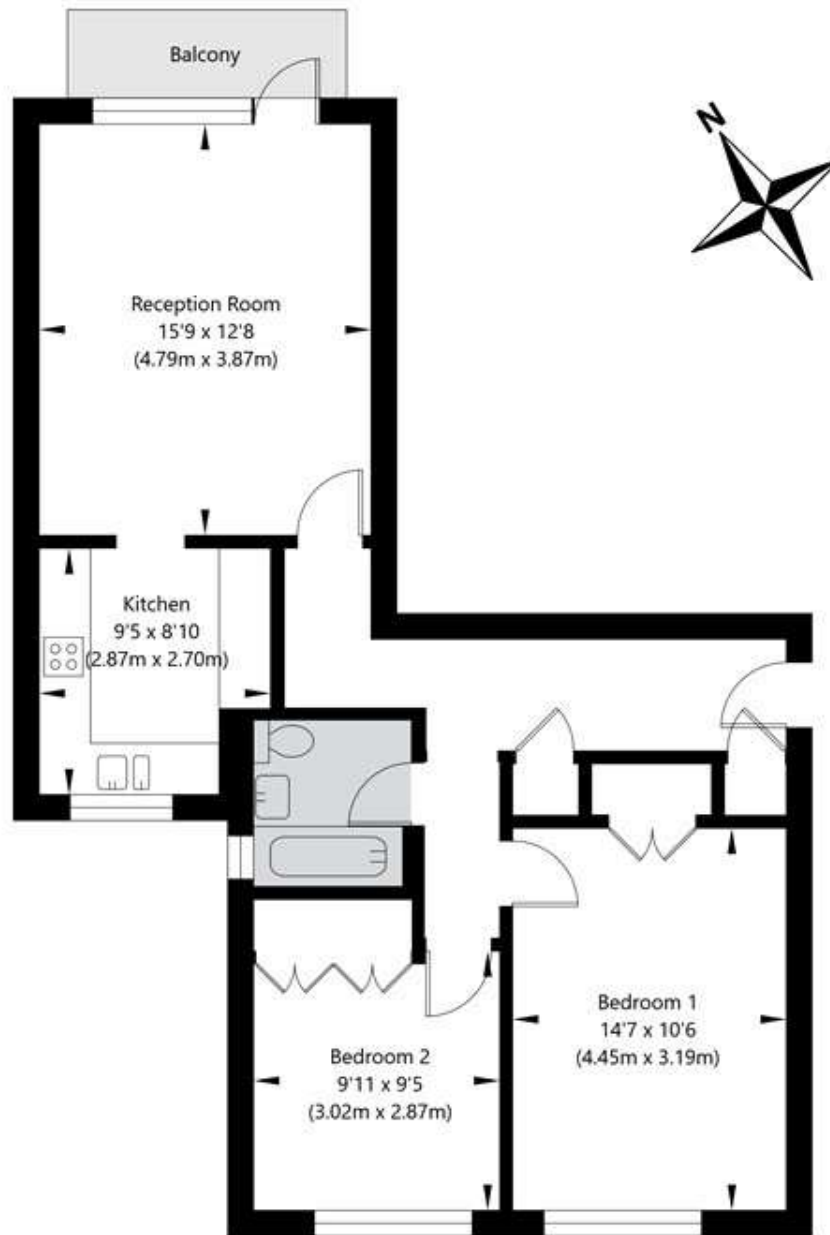
Winkworth

for every step...



Lambolle Road, London NW3 4HS

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 69.04 SQ M / 743 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 69.04 SQ M / 743 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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 18/09/2925

Service Charge: £2,524 per annum

Ground Rent: Peppercorn

Council Tax Band: F

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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