



GRENCROFT GARDENS, NW6 £575,000 LEASEHOLD

A beautifully presented one-bedroom second-floor flat, spanning an impressive 734 sq. ft in the heart of South Hampstead. Set within a charming period building in Grencroft Gardens, this property boasts a spacious 21' reception room, separate kitchen, and family bathroom. This spacious apartment is being offered chain-free and with a long lease.

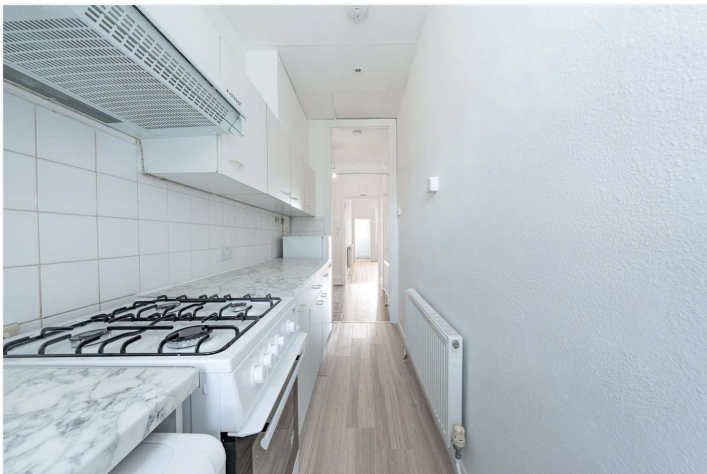
Grencroft Gardens is ideally situated for the O2 Centre multiscreen cinema, Waitrose, local shops, restaurants and schools and (0.3m) to Finchley Road Tube Station (Jubilee and Metropolitan Line) and (0.2m) South Hampstead Overground Station (Thames Link).

Double Bedroom | Family Bathroom | 21" Reception Room | Separate Kitchen | Offered Chain Free

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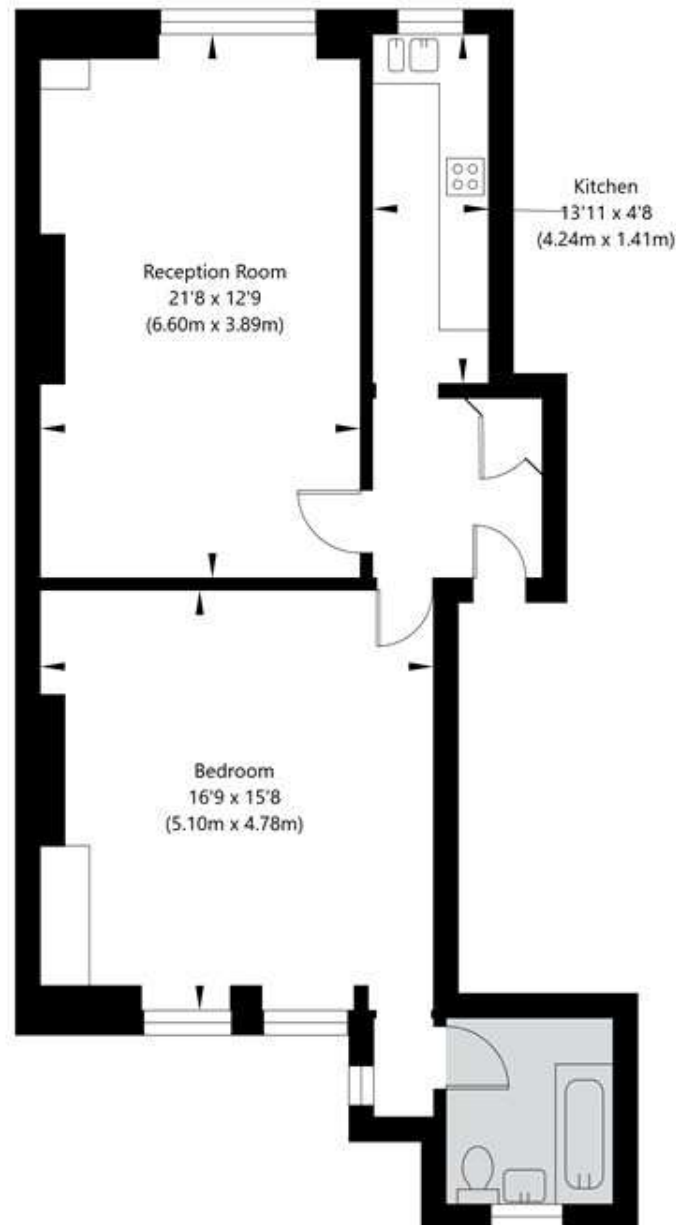
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Greencroft Gardens, London NW6 3PG

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 68.19 SQ M / 734 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.19 SQ M / 734 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		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 16/07/2171

Service Charge: £1200 per annum

Ground Rent: £ 50 Annually (subject to increase)

Council Tax Band: D

Notes: Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

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