



## FINCHLEY ROAD, NW3 £799,950 SHARE OF FREEHOLD

Set within the popular Grosvenor House in NW3, this split-level two-bedroom garden flat offers stylish, comfortable living with the added bonus of off-street parking for one car.

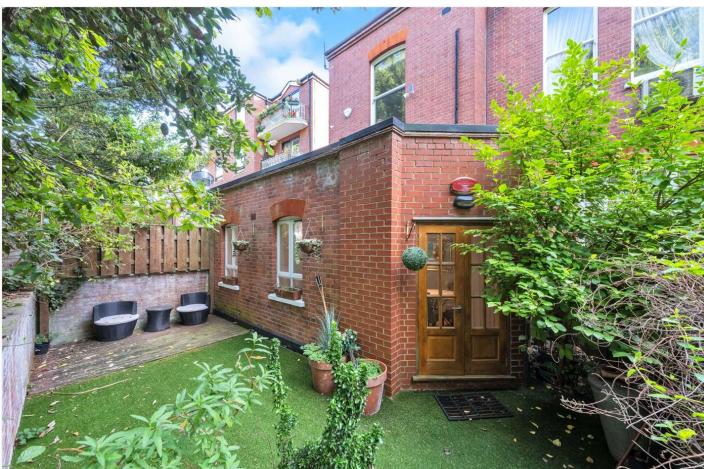
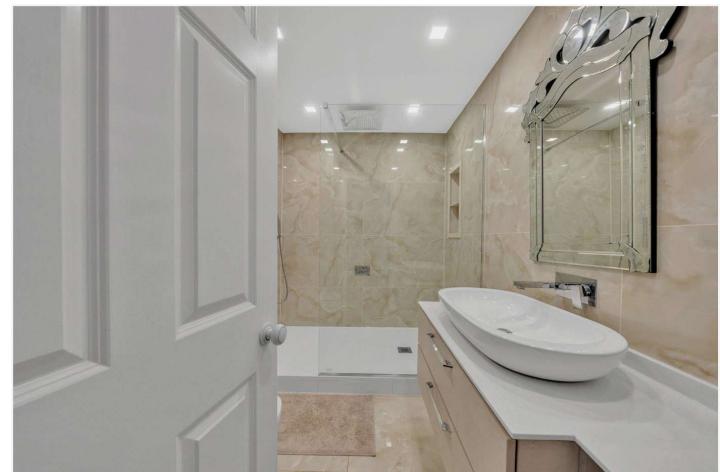
Spread over two levels, the flat features a bright and airy living space, a modern kitchen with integrated appliances, and two good-sized double bedrooms. The contemporary bathrooms are finished to a high standard, and the whole place has a light, welcoming feel throughout.

Well located for Hampstead Village, Belsize Park, and Swiss Cottage, you will have great shops, cafes, green spaces, and tube links all within reach.

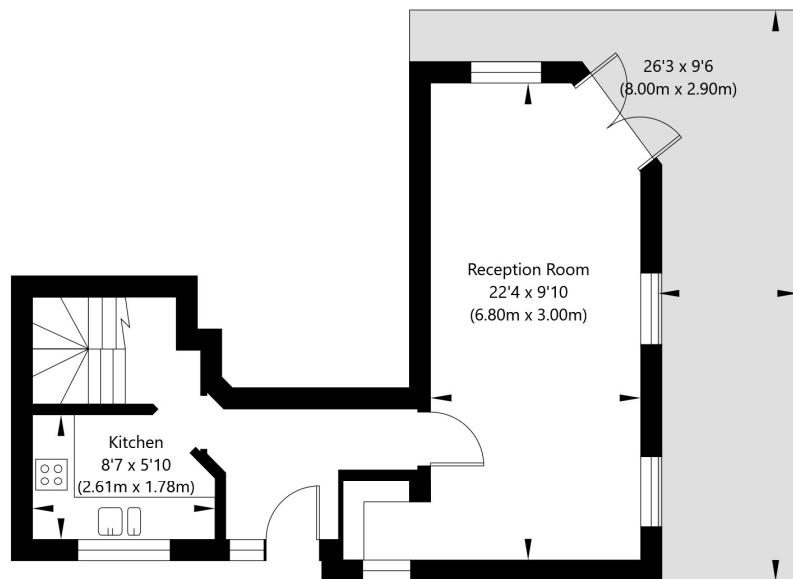
Two Bedrooms | Two Bathrooms | Kitchen | Reception | Garden | Off Street Parking Space | Share Of Freehold

**Winkworth**

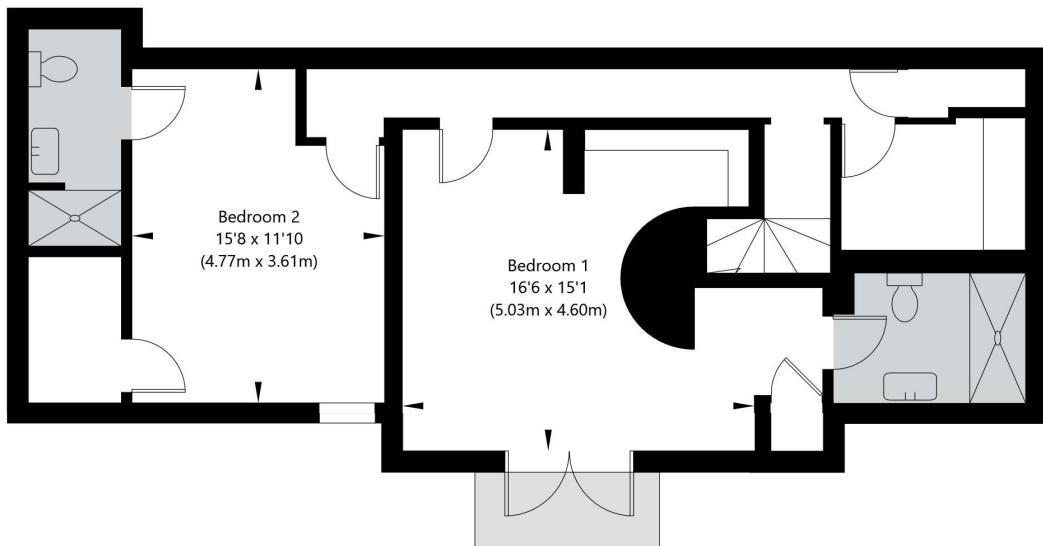
for every step...



Finchley Road, London, NW3 7AA



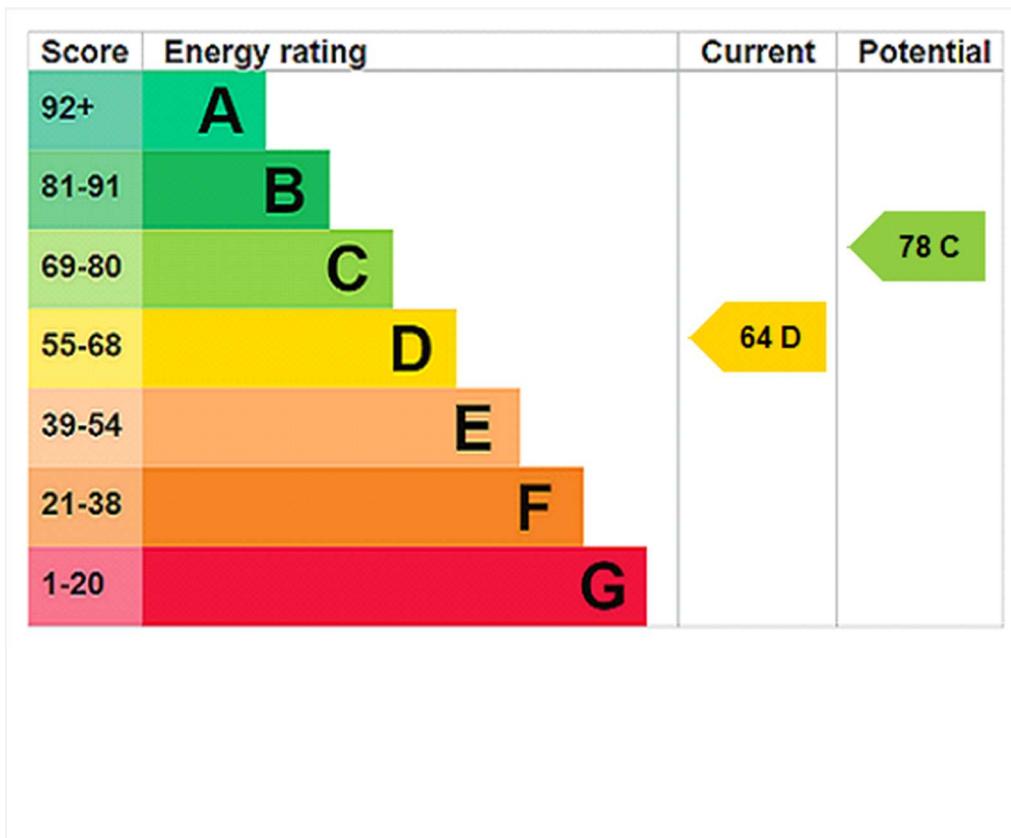
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 34.29 SQ M / 369 SQ FT



Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 72.88 SQ M / 784 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 107.17 SQ M / 1153 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.



**Tenure:** Share of Freehold

**Term:** Expires - 01/01/2147

**Service Charge:** £5,500 per annum

**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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Belsize Park | 161 Haverstock Hill, London, NW3 4QT | 020 7483 7604 |  
[belsizepark@winwkhrt.co.uk](mailto:belsizepark@winwkhrt.co.uk)

**Winkworth**

for every step...