



Sarre Road, NW2

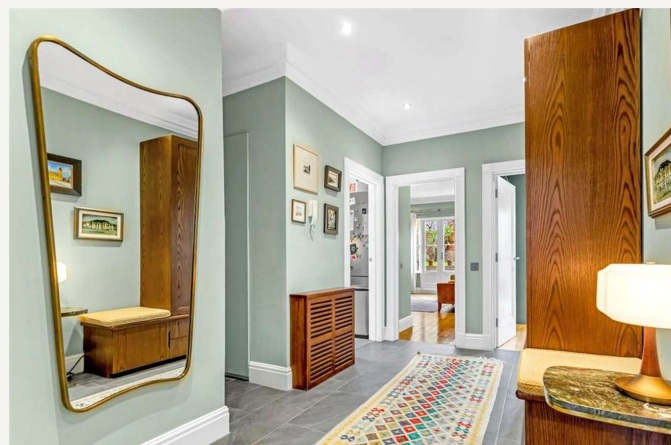
£925,000 *Share of Freehold*



Stunning double-fronted three-bedroom garden flat offering 1,044 sq. ft of beautifully renovated living space, set on the ground floor of an elegant conversion. Finished to an impeccable standard throughout, the property features wooden flooring, bespoke storage solutions, a utility room, and a modern kitchen with top-end appliances and quartz worktops.

The spacious reception room opens directly onto a larger than average private garden, providing an exceptional outdoor space rarely found in the area. The accommodation includes two generous double bedrooms, a further single bedroom, and two stylish bathrooms completed to a high specification.

Located in the desirable enclave of West Hampstead, residents enjoy easy access to boutique shops, cafes, restaurants, primary and secondary schools nearby and excellent transport links including the Jubilee Line, London Overground, and Thameslink.



Winkworth West Hampstead

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KEY FEATURES

- Master Bedroom with En-Suite Bathroom
- Further Two Bedrooms
- Spacious Reception Room with Direct Garden Access
- Modern Shower Room
- Beautiful Private Garden
- Separate Utility Room
- Contemporary Fitted Kitchen
- Quartz Worktops
- Bespoke Fitted Storage
- Wooden Flooring Throughout
- Recently Renovated to an Impeccable Standard
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

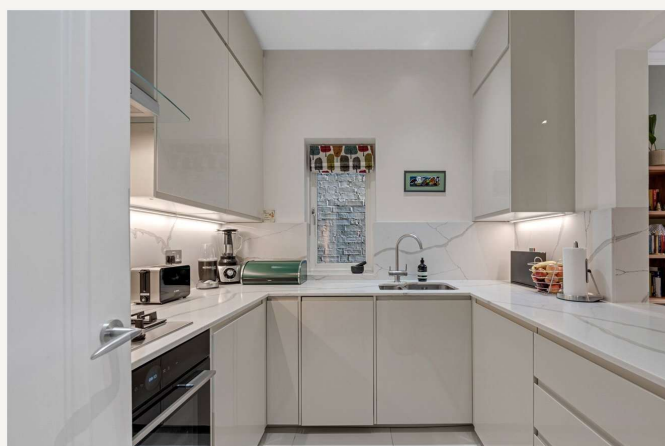
Lease Expiry Date: 01/01/3013

Service Charge: £660 per annum

Service Charge Note: Annual Service Charge (£232)
Insurance (£428)

Council Tax Band: E

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

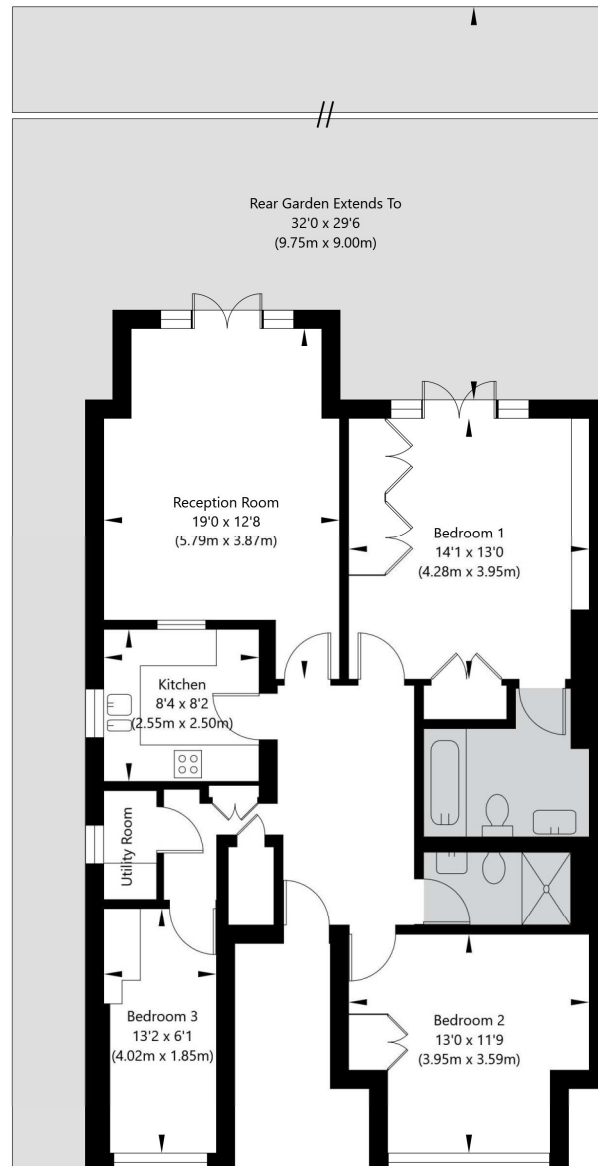
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP260136>

Sarre Road, London, NW2 3SL

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 97.00 SQ M / 1044 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 97.00 SQ M / 1044 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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