



## NEW PRIORY COURT, LONDON, NW6 £625,000 LEASEHOLD

A beautifully recently renovated split-level two-bedroom, two-bathroom apartment with a west-facing terrace and access to gated car and bicycle parking is set moments away from the heart of West Hampstead.

The property offers over 845 sq. ft of living space arranged over two floors. The space comprises an open-plan kitchen/living room leading onto a large terrace. The kitchen is equipped with Miele appliances and filtered InSinkErator boiling/cold water tap and waste disposal. Upstairs, it has two double bedrooms and two bathrooms (one en-suite.) The property is offered with a long leasehold.

Mazenod Avenue is well located for West Hampstead Overground, Thameslink and Underground Station (just 0.4 miles). As well as the shops, restaurants and bars of West End Lane.

Two Bedrooms | Two Bathrooms | Open Plan Reception / Kitchen | Balcony | Large Terrace | Long Leasehold | Balcony | Smart Lighting Throughout

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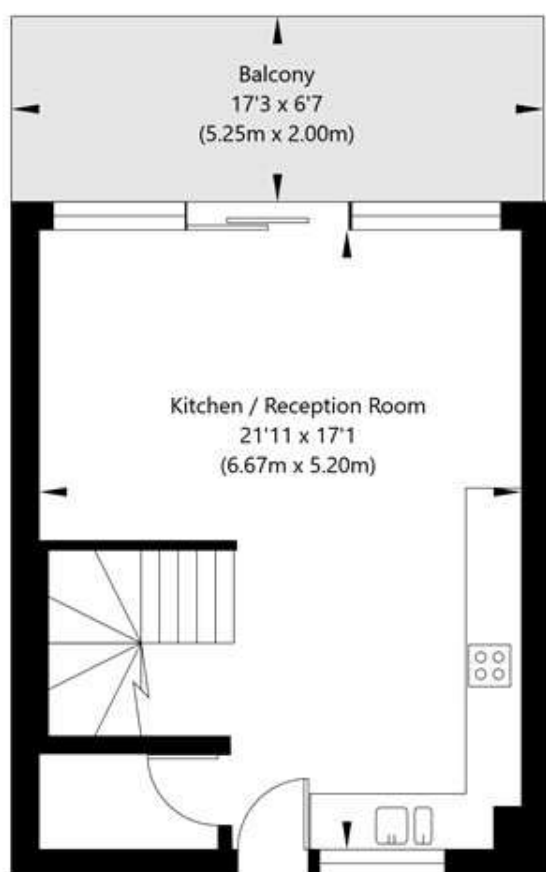
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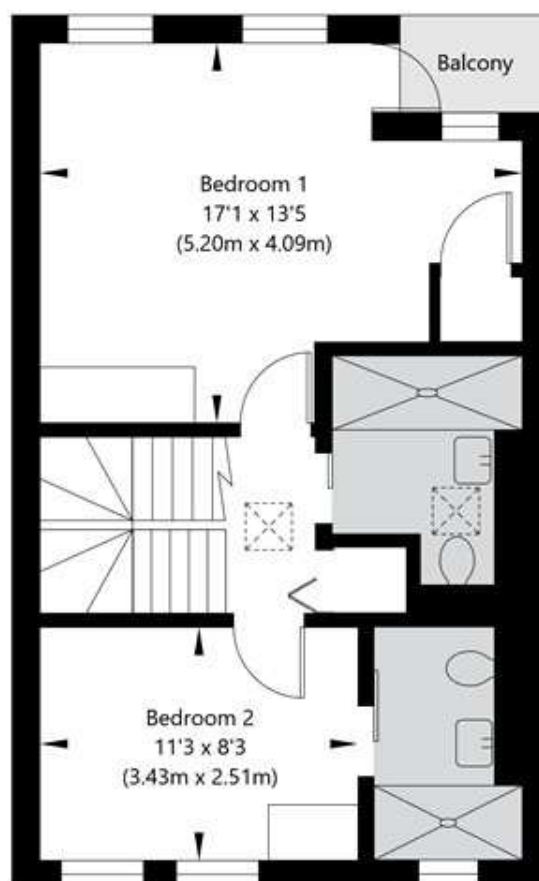




New Priory Court, 61 Mazenod Avenue, London, NW6 4LT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 34.68 SQ M / 373 SQ FT



Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 44.05 SQ M / 474 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 78.73 SQ M / 847 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		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 26/05/2197

**Service Charge:** £4,010.14 per annum (includes heating & hot water)

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** C

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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**West Hampstead** | 142 West End Lane, London, NW6 1SD | 020 7483 7602 | [westhampstead@winkworth.co.uk](mailto:westhampstead@winkworth.co.uk)

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