

## PRIORY ROAD, NW6 £1,750,000 SHARE OF FREEHOLD

A rarely available ground floor property on Priory Road. A short distance away from West Hampstead Underground Station, this beautifully refurbished property occupies the entire ground floor of an elegant period property and boasts its own private entrance and off-street parking. Blending timeless charm with modern comforts, it retains stunning original features such as high ceilings, intricate cornicing, parquet flooring in the reception room, and a working gas fireplace in the living room. Enhancements such as a built-in sonos system in several rooms seamlessly complement its classic character.

The spacious layout includes a grand entrance hall with original tiled flooring, a generous 22-foot reception room with French doors opening onto a private terrace, and direct access to an exquisitely maintained communal garden - perfect for entertaining or quiet relaxation.

Accommodation comprises a luxurious principal bedroom with en-suite bathroom and walk-in wardrobe, a second well-proportioned bedroom, a stylish additional bathroom, and a separate kitchen with dining area. Downstairs, a versatile lower ground floor area includes a dedicated study and a separate utility room, providing both functionality and flexibility.

Master Bedroom with En-Suite Bathroom & Walk In Wardrobe | Second Large Bedroom | Shower Room | Separate Kitchen with Dining Area | Fireplace | 22" Reception Room | French Windows | Private Terrace | Communal Garden | Study | Utility Room | Off-Street Parking Space | Chain Free | Share of Freehold

**Winkworth**

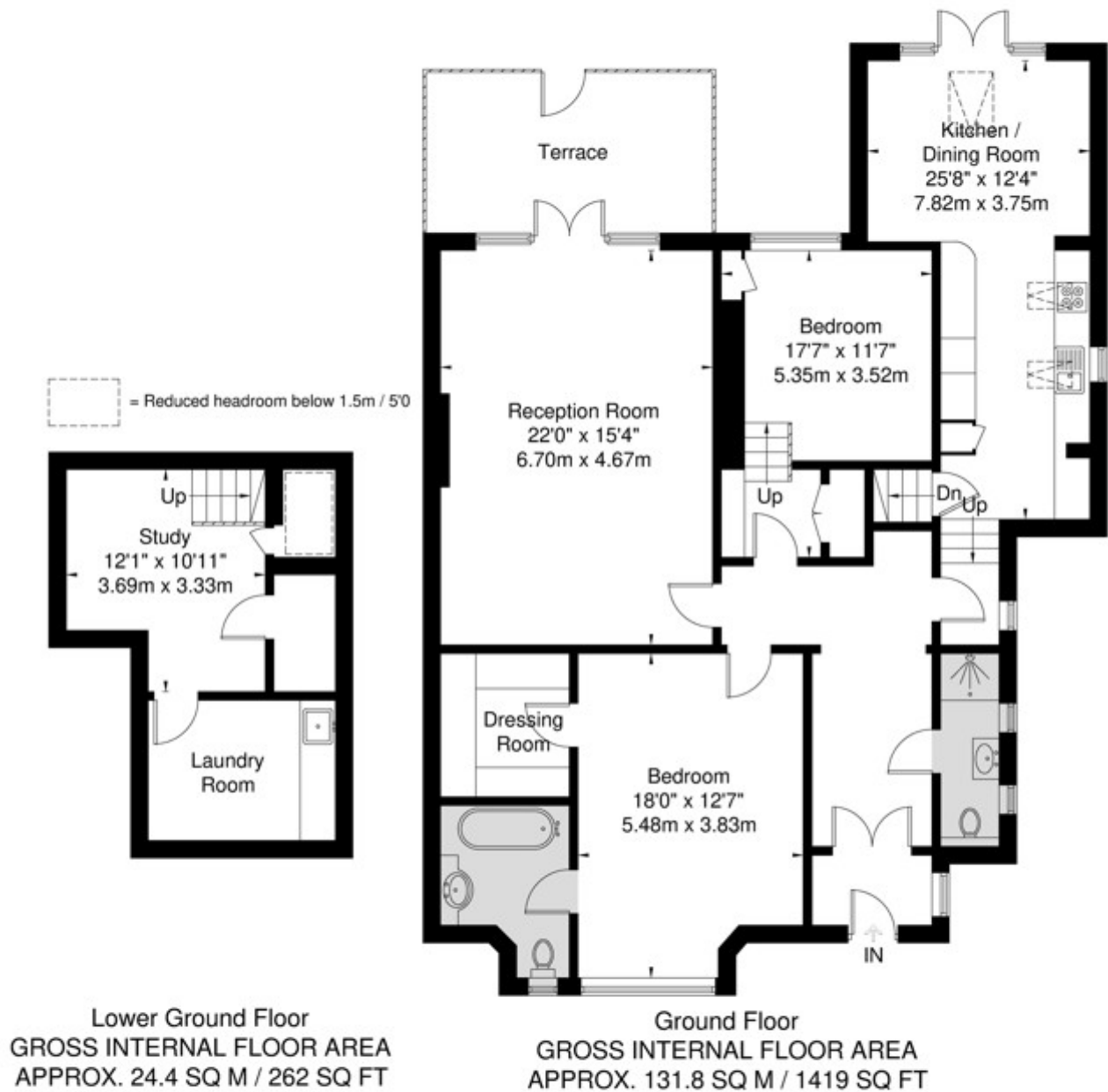
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APPROXIMATE GROSS INTERNAL FLOOR AREA 156.2 SQ M / 1681 SQ FT

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		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** Expires - 25/03/2117

**Service Charge:** £1,200 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.

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