



**Fordwych Road, NW2**

**£565,000 Leasehold**



A fantastic split-level, two-bedroom, two-bathroom top-floor period conversion, set on a quiet, tree-lined street and offering an abundance of character features, including stripped wooden floors and an attractive fireplace. The property is presented in excellent condition throughout, combining period charm with modern comfort.

The well-proportioned accommodation is arranged over two levels, providing generous living space that is both practical and full of character.

The property is very conveniently located close to West Hampstead, with its superb High Street (West End Lane) offering a variety of local independent delis, bars, and restaurants, along with excellent transport links, including the Jubilee Line and London Overground (Zone 2). Offered chain-free with a long lease.



**Winkworth West Hampstead**

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## KEY FEATURES

- Two Bedrooms
- Bathroom
- Shower Room
- Reception
- Kitchen



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 01/01/2134

**Service Charge:** £1,392 per annum

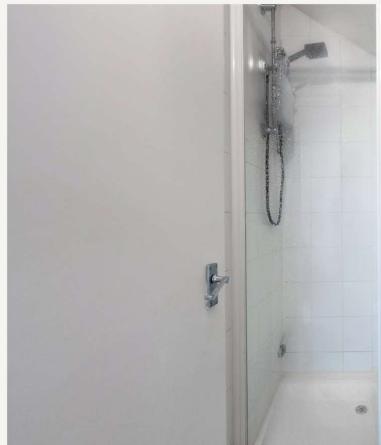
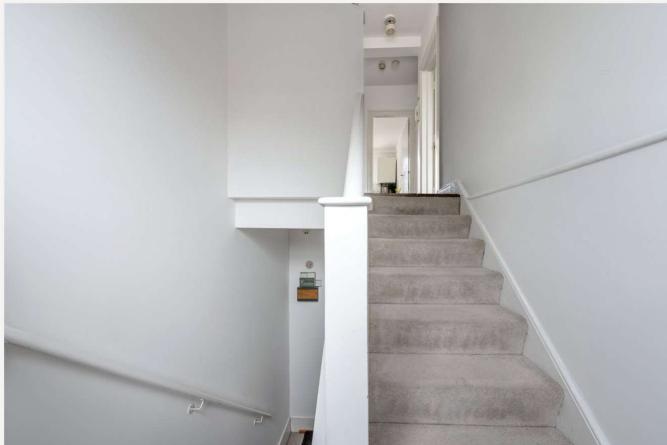
**Service Charge Note:**

**Ground Rent:** £150 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** D





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/sale/property/WHP240087>

Fordwych Road, London, NW2 3TG



APPROXIMATE GROSS INTERNAL FLOOR AREA 86.37 SQ M / 930 SQ FT  
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 76.61 SQ M / 825 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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