



## Gondar Gardens, NW6

£695,000 *Share of Freehold*



A well-presented two-bedroom first-floor flat set within the ever-popular Gondar Gardens in West Hampstead. This bright and inviting home combines period charm with modern living, featuring high ceilings, double glazing throughout, and a share of the freehold. The heart of the property is the open-plan kitchen/living room, filled with natural light and ideal for both everyday living and entertaining.

Conveniently located for transport, the flat is approximately 0.3 miles from West Hampstead Thameslink, 0.4 miles from West Hampstead Underground (Jubilee Line), and 0.5 miles from West Hampstead Overground. The shops, cafés, and amenities of West End Lane are also nearby.



**Winkworth West Hampstead**

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## KEY FEATURES

- Two Bedrooms
- Bathroom
- Share Of Freehold
- Open-Plan Kitchen/Living Room



## MATERIAL INFO

**Tenure:** Share of Freehold

**Lease Expiry Date:** 25/03/2964

**Service Charge:** £1,005 per annum

**Ground Rent:** A Peppercorn

**Council Tax Band:** D

**EPC rating:** C





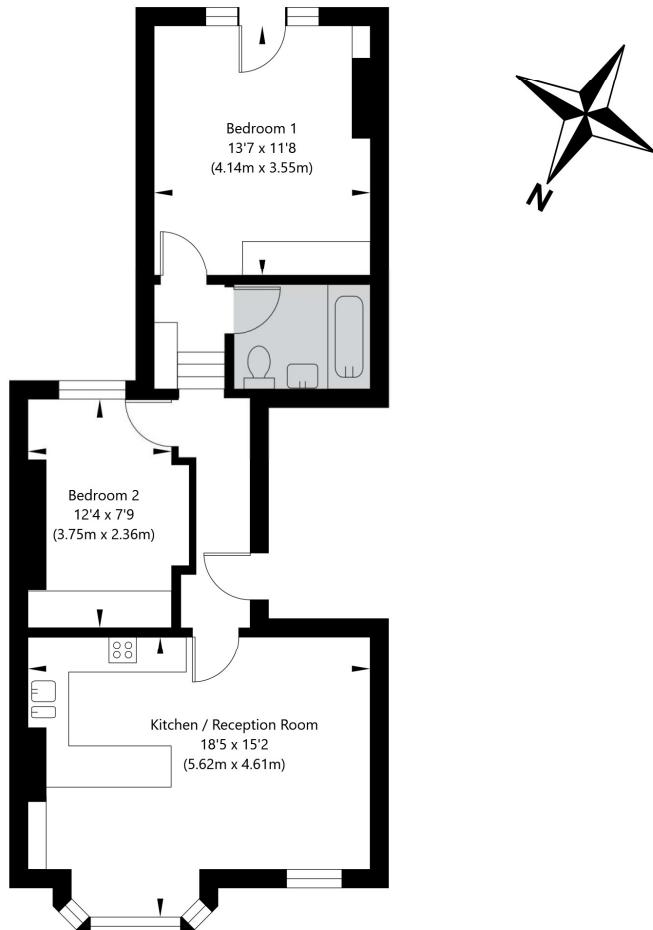
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP260002>

## Gondar Gardens, West Hampstead, London NW6 1HG

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 62.43 SQ M / 672 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 62.43 SQ M / 672 SQ FT

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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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