



## 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**

020 7483 7602 | [westhampstead@winkworth.co.uk](mailto:westhampstead@winkworth.co.uk)

**Winkworth**

for every step...





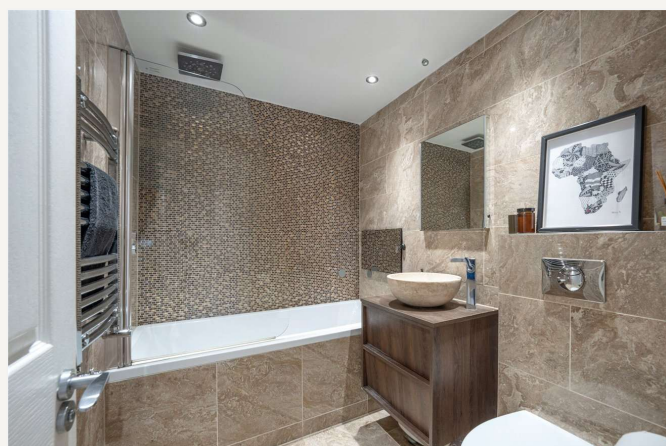
## KEY FEATURES

- 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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

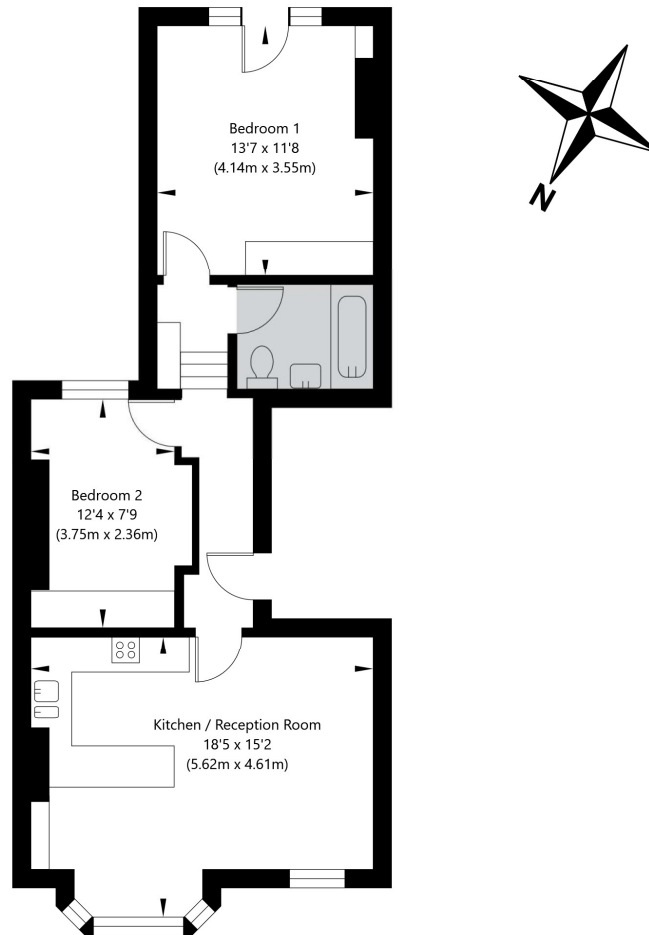
For more information, scan the QR code or visit the link below



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

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

**Winkworth West Hampstead**

020 7483 7602 | [westhampstead@winkworth.co.uk](mailto:westhampstead@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.