

## GLADYS ROAD, NW6 £1,125,000 FREEHOLD

A beautifully presented split-level two-bedroom garden apartment set on one of West Hampstead's premier roads. Offering a double reception room, two bedrooms, family bathroom plus guest WC and a 42" south-west facing landscaped garden.

The property further benefits from owning the entire freehold.

Gladys Road is located just 0.3 m from West Hampstead Underground, Overground and Thameslink stations as well as the shops, restaurants and coffee shops of West End Lane.

Two Bedrooms | Family Bathroom | Kitchen / Breakfast Room | Guest Cloakroom | Double Reception | 42" South-West Facing Landscaped Garden | Freehold

View our virtual tour here: <https://youtu.be/jrJwYCjSTcA>

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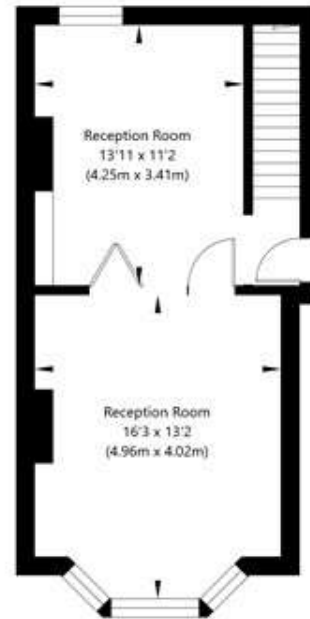




## Gladys Road, London NW6 2PU



Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 67.08 SQ M / 722 SQ FT



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 37.65 SQ M / 405 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 104.73 SQ M / 1127 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Service Charge:** Ad Hoc

**Council Tax Band:** D

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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