



## PARKHILL ROAD, NW3 £950,000 SHARE OF FREEHOLD

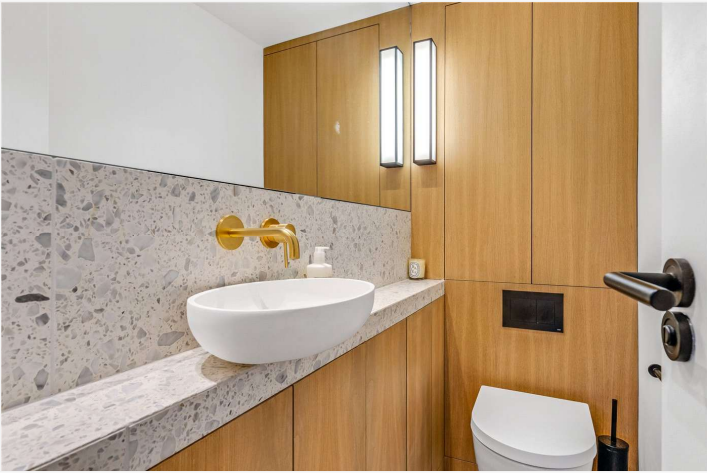
A fully refurbished apartment located on the second floor of a small purpose-built block with lift, private secure parking and use of a lovely large communal garden. This superb property features a spacious reception room with direct access to a 24ft balcony, a modern fitted kitchen; principal bedroom with built-in wardrobes, a second double bedroom with built-in wardrobes and access to a well-sized balcony, family bathroom with WC and separate guest cloakroom. Parkhill Road is a highly desirable residential tree-lined street which offers easy access to Hampstead Heath (0.5miles) along with the transport amenities located at Belsize Park (Northern Line 0.4miles) and Swiss Cottage (Jubilee Line 0.8miles).

Master Bedroom with Built-In Wardrobes | Second Double Bedroom with Built-In Wardrobes | Family Bathroom | Reception Room | Fitted Kitchen | Guest Cloakroom | Passenger Lift | Private Secure Parking | Large Communal Garden | Balcony

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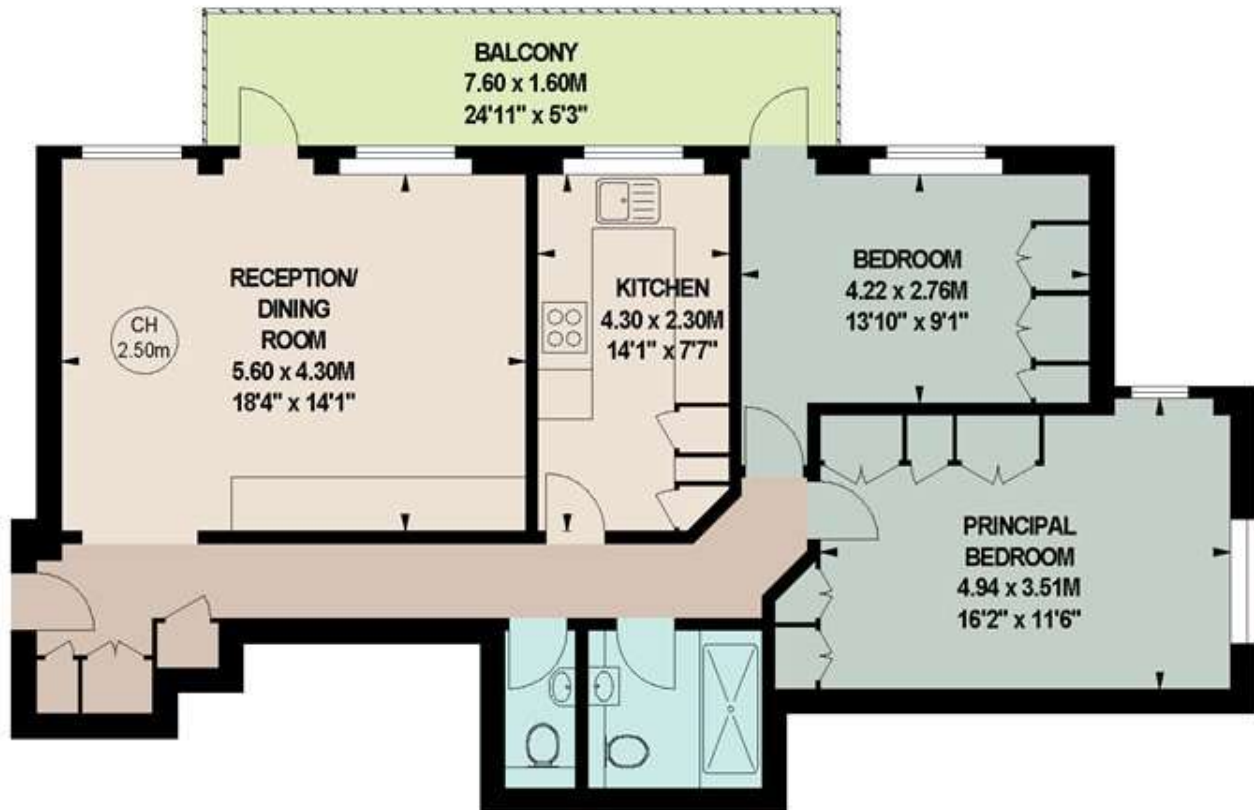
## Parkhill Road, NW3

Approximate gross internal area

85.10 sq m / 916 sq ft

Key:

CH - Ceiling Height



### Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3001

**Service Charge:** £4,900 per annum

**Ground Rent:** A Peppercorn

**Council Tax Band:** E

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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