

# A-B-A-C-U-S

WEST HAMPSTEAD

## Cholmley Gardens, West Hampstead London, NW6

This graceful, ground floor mansion flat, with four bedrooms and two bathrooms, boasts a large reception room with direct access to private balcony, leading to your own private, south-east facing, mature garden and superbly maintained, unique, extensive communal gardens, featuring two tennis courts, bbq/ picnic area and childrens playground. This sought after property, benefits from a recently decorated kitchen and new solid oak-wood flooring throughout. Entrance hallway/ dining area. Family bathroom plus separate, power shower room. Separate utility room /4th bedroom. Good storage. Cholmley Gardens is an imposing, characterful 1920's secure gated and portered development in the heart of West Hampstead village and the amenities of West End Lane, including the Jubilee Line Underground, Overground and Thames Link stations and all the boutique shopping , restaurants bars and cafe lifestyle are all, on the doorstep. The Metropolitan Line Underground station at the Finchley Road O2 Centre is also within easy walking distance, as well as the open spaces of Fortune Green. Catchment area for Emmanuel CE Primary School. Share of Freehold.



**£1,350,000 Share of Freehold**

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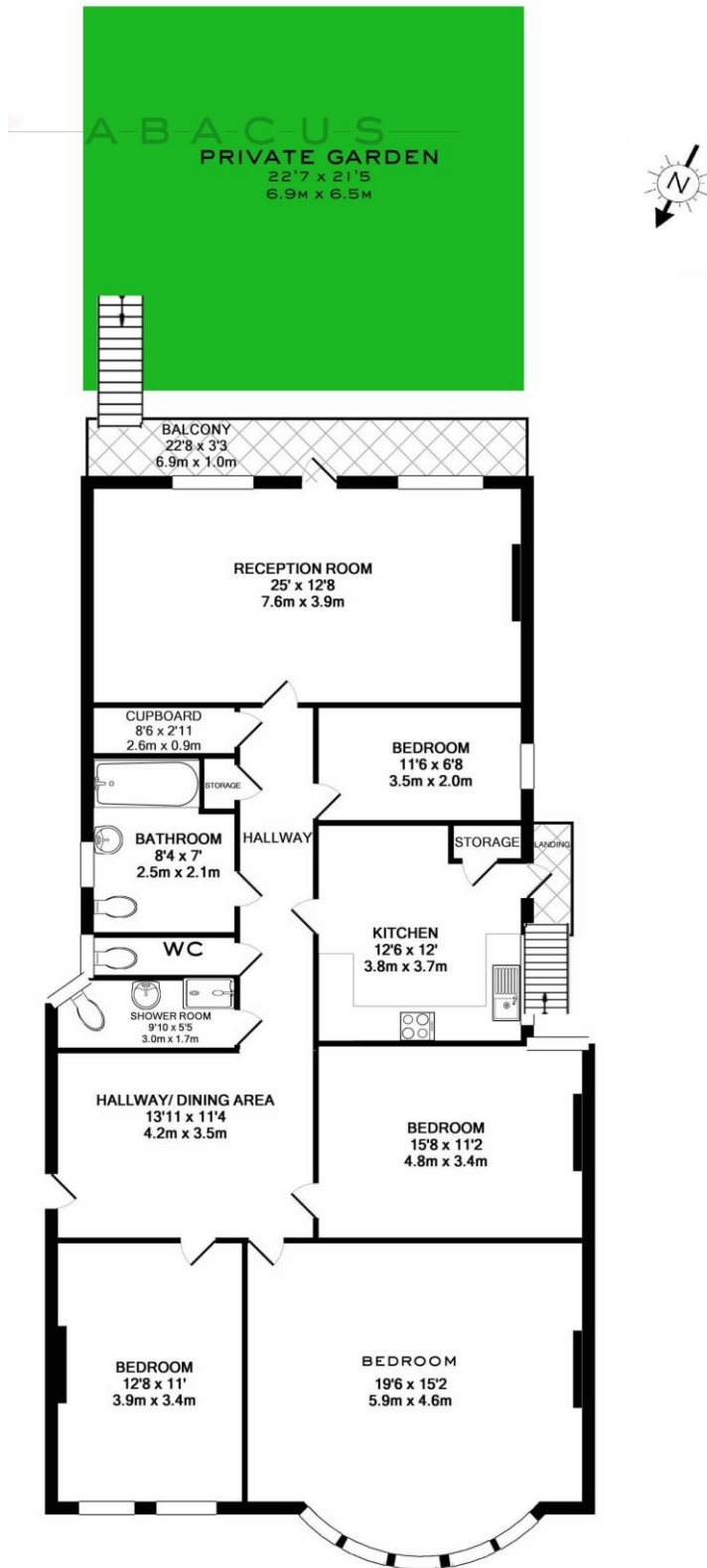
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		59	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		51	77
England, Scotland & Wales		EU Directive 2002/91/EC	





GROSS INTERNAL AREA 1522.534 SQFT + EXTERNAL GARDEN & BALCONY 563.29 SQFT  
 TOTAL APPROX. FLOOR AREA 1523 SQ.FT. (141.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the

apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.

3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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