



SALES | LETTINGS | MANAGEMENT

For Sale

Lovely One Bedroom Flat

Belsize Road, South Hampstead, NW6

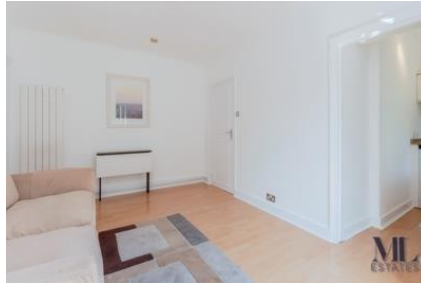
A nicely presented one double bedroom lower ground floor apartment (345 sq ft.) with its own entrance set within a Victorian conversion in South Hampstead. The property comprises entrance hall, bright reception room with French doors opening onto a shared garden, fitted kitchen, master bedroom with fitted wardrobes and stylish bathroom. This property boasts a great location in South Hampstead and is moments from local shops, bars and restaurants. Local transport links include South Hampstead (National Rail) and Swiss Cottage (Jubilee line) & Finchley Road (Metropolitan and Jubilee line) tube stations. An ideal BTL property!





Double Glazed * Central Heating * Resident Parking * Communal Garden * Central Heating *
Wood Floors * Period Features * Shower * Chain Free * Good Condition

Asking price of £340,000 Long Leasehold

Belsize Road, South Hampstead, NW6



Environmental Impact (CO ₂) Rating		Current	Potential		
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>					
		66	72		
England, Scotland & Wales		EU Directive 2002/91/EC 			

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>					
		70	76		
England, Scotland & Wales		EU Directive 2002/91/EC 			



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Approximate Gross Internal Area
345 sq ft / 32.05 sq m

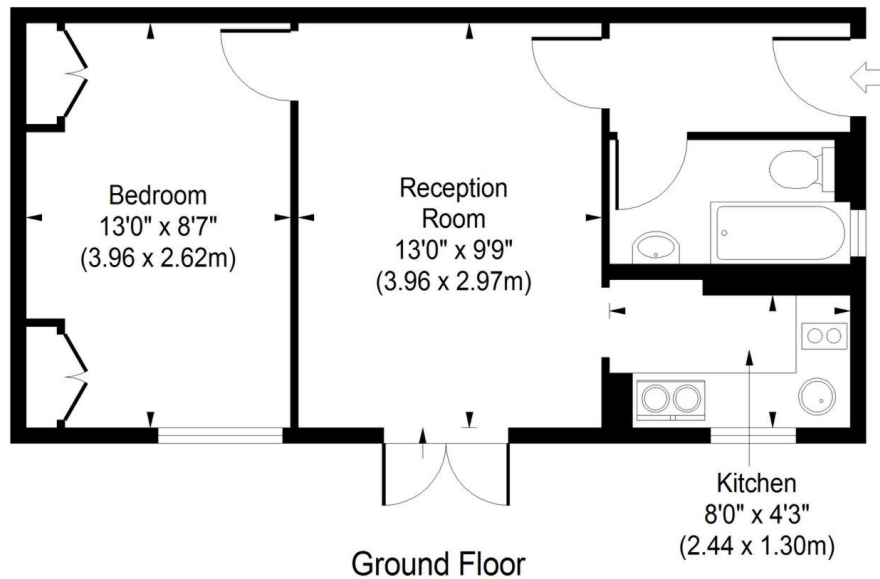


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

VIEWING BY APPOINTMENT WITH AGENTS ML ESTATES

367 West End Lane West Hampstead London NW6 1LP T: 020 7328 4444 E: info@m-l.co.uk W: www.m-l.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ML ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.