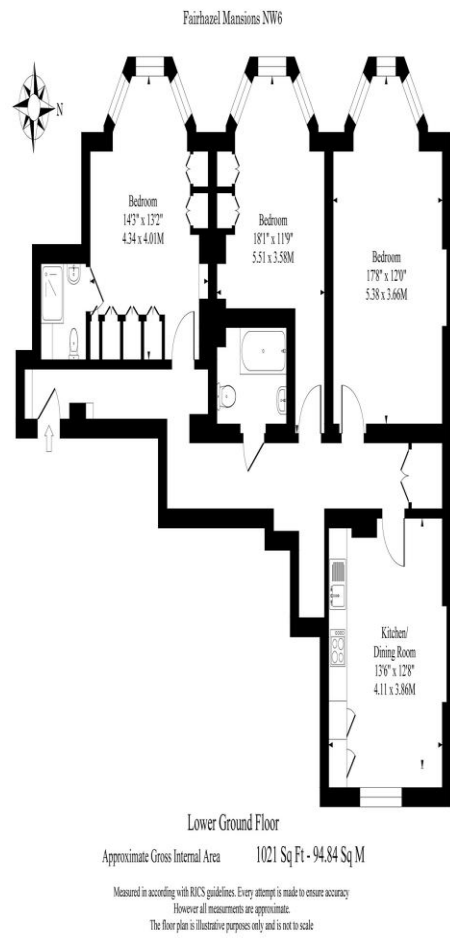




3 Bedroom Flat
Fairhazel Gardens
London NW6

- Three Double Bedrooms
- Well maintained
- Two Bathrooms
- En-suite bathroom

Asking price of £825,000
Leasehold



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

A three bedroom two bathroom apartment located on the lower ground floor of this Victorian mansion block in South Hampstead. Comprising three double bedrooms with built-in wardrobes, wood floors throughout, spacious open plan reception room with fully fitted a kitchen and direct access to the rear communal gardens. Ideally located for both Finchley Road (Jubilee & Metropolitan lines) and Swiss Cottage (Jubilee line) and also South Hampstead (London Overground) and the plethora of shops, cafes and bars on Finchley Road.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.