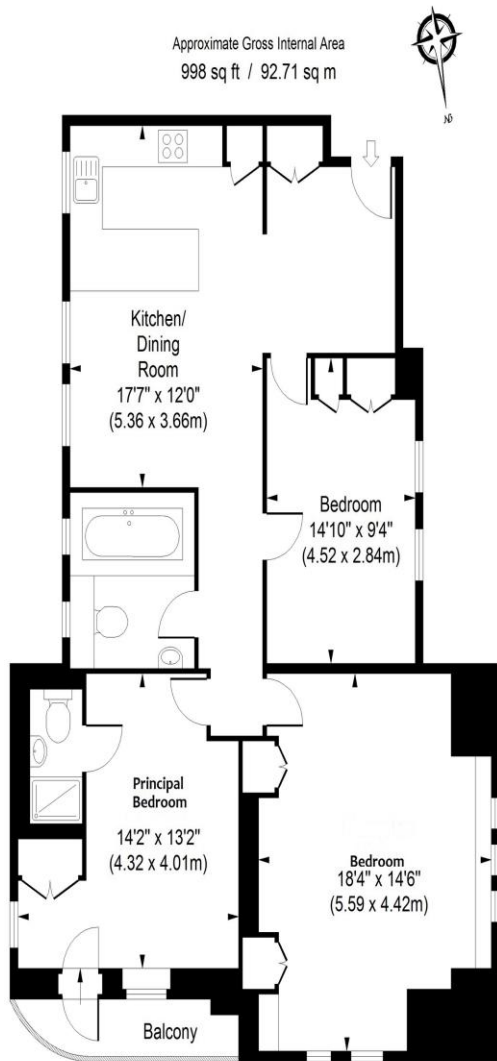




3 Bed 2 Bath Flat
Finchley Road
London NW3

- Open plan fitted kitchen
- Spacious reception room
- Three double bedrooms
- Fitted wardrobes

Offers in the region of £750,000
Long Lease



First Floor

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



Central heating and hot water included in the service charge. Stunning three double bedroom two bathroom first floor apartment situated on the first floor of this prestigious 'art deco' apartment block. Comprising luxury fitted kitchen with all appliances open plan to the bright reception room with wood flooring, family bathroom, two very spacious double bedrooms (one with ensuite and one with access to private balcony) both with fitted wardrobes and a further smaller double bedroom. Double glazed throughout. Lift. Furnished. Hillside Court is located moments from Finchley Road & Frognal Overground, Finchley Road Metropolitan and Jubilee line station, the O2 Centre and other local amenities. Long Lease over 900 years.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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.