

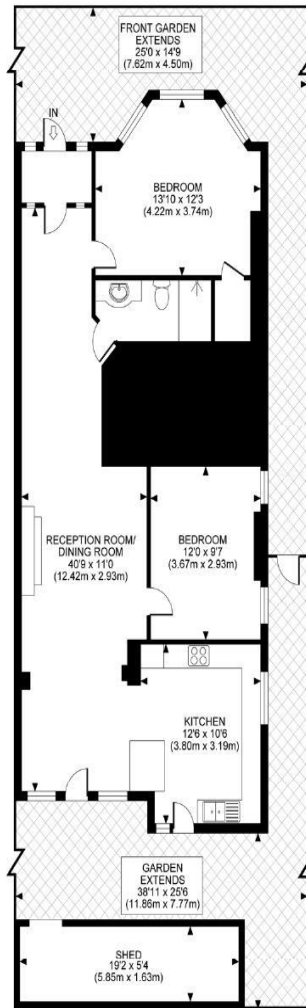


2 Bedroom Flat
Somali Road
London NW2

- Two bedroom garden flat
- Chain Free
- Double volume reception
- South west facing garden

Auction guide price of £500,000
LH+ShareFH

SOMALI ROAD, NW2
TOTAL APPROX. FLOOR PLAN AREA 869 SQ.FT (81 SQ.M.)
GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England, Scotland & Wales		EU Directive 2002/91/EC

This exceptional two-bedroom ground floor garden flat offers generous living accommodation, a private entrance, and a superb south west-facing private garden, all set within one of West Hampstead's most sought-after tree-lined residential turnings.

The property boasts an impressive 40-foot reception and dining room, providing outstanding space for both entertaining and everyday living. A substantial kitchen/breakfast room offers excellent storage and workspace, while the two well-proportioned bedrooms are complemented by a spacious bathroom.



Compliant with RICS code of measuring practice.
All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
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