



Holmdale Rd
West Hampstead, NW6 1BN

Kitchen/Dining	Study
15'10 x 10'9	12'2 x 4'
4.83m x 3.28m	3.71m x 1.22m

Reception
14'6 x 10'11
4.42m x 3.33m

Bedroom
13'7 x 13'2
4.14m x 4.01m

A fabulously bright and spacious (632 ft² / 58.7 sq m) top floor flat situated in the heart of West Hampstead with fantastic views.

Located on the second floor, this beautiful property comprises a large eat-in kitchen leading to a bright and airy reception room with south-facing balcony, large double bedroom with terrace and modern en-suite bathroom, and a small study.


The property is generously proportioned throughout and benefits from access to the communal garden.


Leasehold - 117 years remaining.

Asking Price £500,000
Leasehold



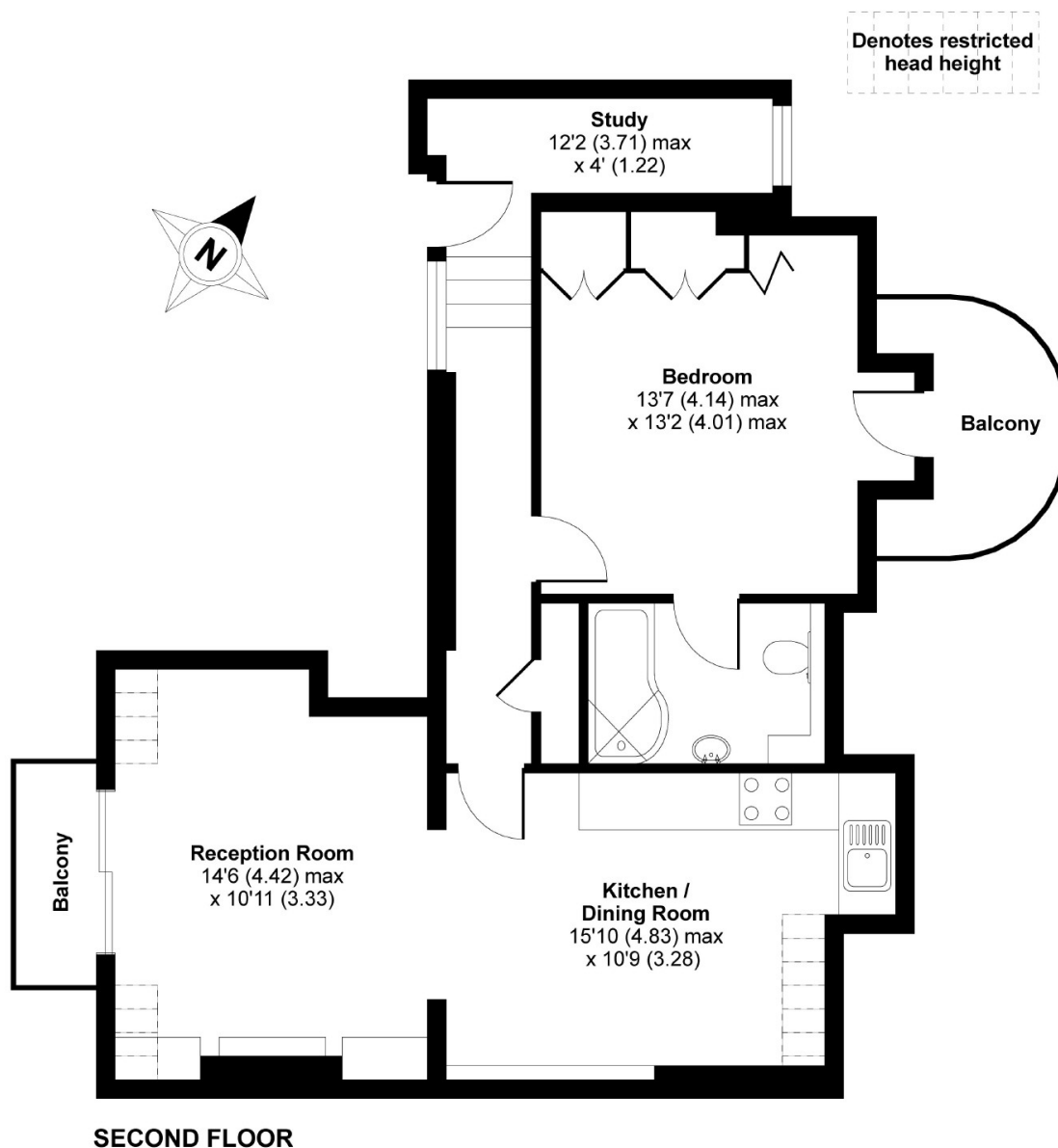


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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		
(39-54) E	45	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Holmdale Road, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 632 SQ FT 58.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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