



**Maygrove Road**  
**London, NW6 2EE**

**Reception Room**  
**13'5 x 9'5**  
**4.09m x 2.87m**

**Kitchen**  
**10'5 x 6'1**  
**3.18m x 1.85m**

**Bedroom**  
**11'10 x 11'4**  
**3.61m x 3.45m**

This immaculate and spacious one bedroom garden flat offers 518 sq ft / 45 sq m of internal space as well as front and rear patio gardens.

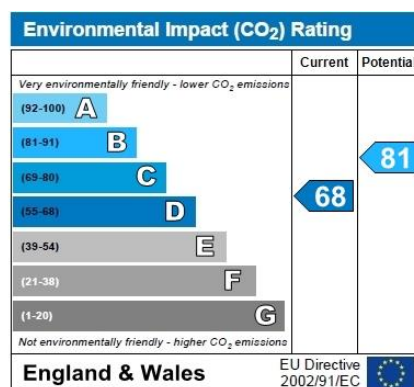
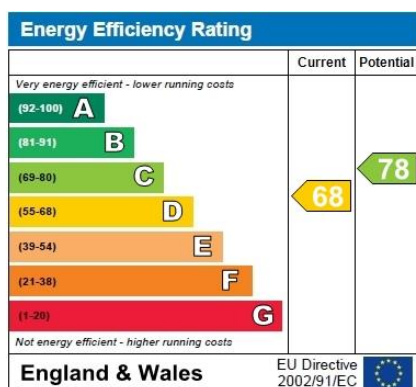
Benefitting from its own entrance, the apartment consists of a double bedroom to the front of the property, separate kitchen and reception leading to the rear patio garden as well as a modern shower room and excellent storage.

The property is in impeccable condition, having been extremely well maintained and has 143 years left on the lease. It is excellently located for the amenities/shops/restaurants of West Hampstead including the Jubilee, London Overground and Thameslink lines.

**Asking Price £495,000**  
**Leasehold**

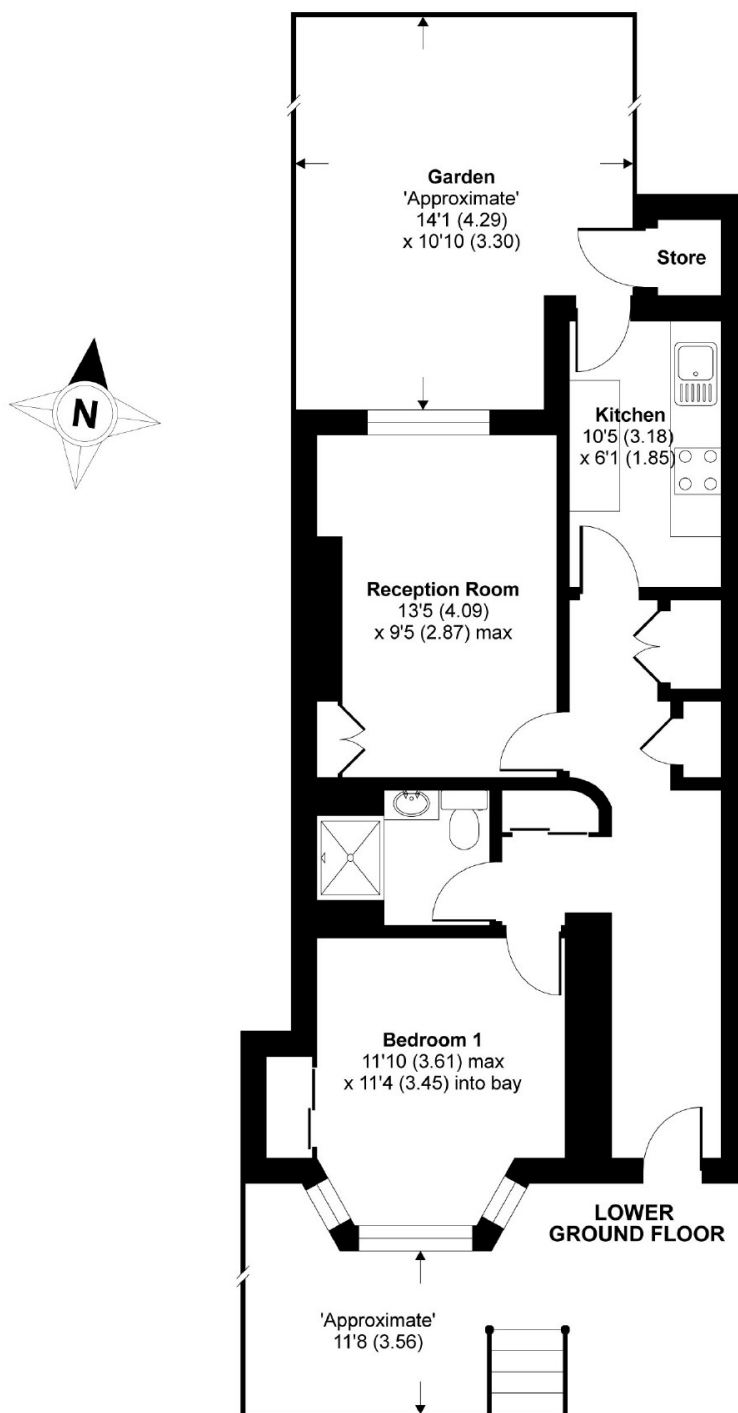






## Maygrove Road, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 518 SQ FT 48.1 SQ METRES (EXCLUDES STORE)



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. This floor plan was constructed using measurements provided to Niche Communications by a third party.

Copyright nichecom.co.uk 2018 Produced for Dutch & Dutch REF : 352043