



# ESTATE AGENTS

*... the key to a successful move*



**Finchley Road, London, NW3 7BB**

**Offers in the  
region of  
£595,000**

- \* Two Bedroom Second Floor Apartment
- \* Ideal as a Buy to Let investment or First Time Home
- \* Residents Parking With Permit
- \* Superb Location

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Finchley Road, London, NW3 7BB

## ACCOMMODATION

### DESCRIPTION

We are delighted to offer this two bedroom flat, situated within a lovely period corner residence at on the junction with Parscifal Road NW6, well placed for both West Hampstead of Finchley Road Tube stations and the Vibrant cafes and restaurants in West End Lane.

This comfortable and modern living space offers a convenient location in a bustling area. The flat benefits from double glazing, ensuring a peaceful and quiet living environment, there is also a communal garden at the rear

The fitted kitchen offers modern appliances and storage solutions, including an oven, hob, extractor fan, and fridge/freezer. The kitchen is designed to be functional and practical, making cooking and entertaining a breeze.

The flat also comprises of two bedrooms, providing ample space and would be well suited for a couple. The bedrooms are bright, and the windows allow plenty of natural light to flood in, the master bedroom also benefits from a comprehensive range of fitted wardrobes. Both bedrooms offer a comfortable and peaceful retreat, making it easy to relax and unwind after a busy day.

Summarising, the two bedroom flat is a fantastic living space, offering a comfortable living with the added convenience of a great location.

Mains Electricity - connected  
Mains Sewerage - connected  
Mains Water - connected  
Mains Gas - not applicable  
Council Tax: London Borough of Camden Band D  
Purchasing a share of the freehold

pic 1



pic 2



pic 3



pic 4



pic 5

# Finchley Road, London, NW3 7BB



pic 6



pic 7



## LEASEHOLD INFORMATION

Underlying lease: 999 years from 25th December 1977, 949 years remaining  
Service Charge: £3,900 pa.

## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

The property is being sold chain-free and with a Share of Freehold.

Tenure: Share of Freehold

## Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                         | Current                    | Potential                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> </div> | <div>62</div>              | <div>72</div>                                                                       |
| <i>Not energy efficient - higher running costs</i>                                                                                                                                                                                                                      |                            |                                                                                     |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                              | EU Directive<br>2002/91/EC |  |

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