



FOR SALE

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**PRIORY ROAD, SOUTH HAMPSTEAD, NW6
TWO DOUBLE BEDROOM 1ST FLOOR FLAT**

Asking Price £675,000 Leasehold



✓2 Double Bedrooms
✓2 Bathrooms

✓1 Reception Room
✓Oak Wood Floors

✓Fitted Kitchen
✓Security Alarm

A superb two double bedroom first floor flat found in this period Victorian conversion in the heart of South Hampstead. The accommodation comprises of a two spacious double bedrooms one with an en-suite shower room, a bright reception room with high ceilings, separate fully fitted kitchen which has been equipped with modern Bosch appliances, and there is a fully tiled modern high specification bathroom. The property is newly converted and has been finished to an exceptionally high standard, with oak wood floors throughout, high ceilings, recess lighting, alarm system, CCTV, video-entry phone, gas central heating.

Location:

The property is ideally located approximately 10 minutes' walk to the West Hampstead transport and shopping facilities. There is also easy access to the Kilburn High Road Overground Station which is approximately a 7 minute walk.

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Misrepresentation Act 1967

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

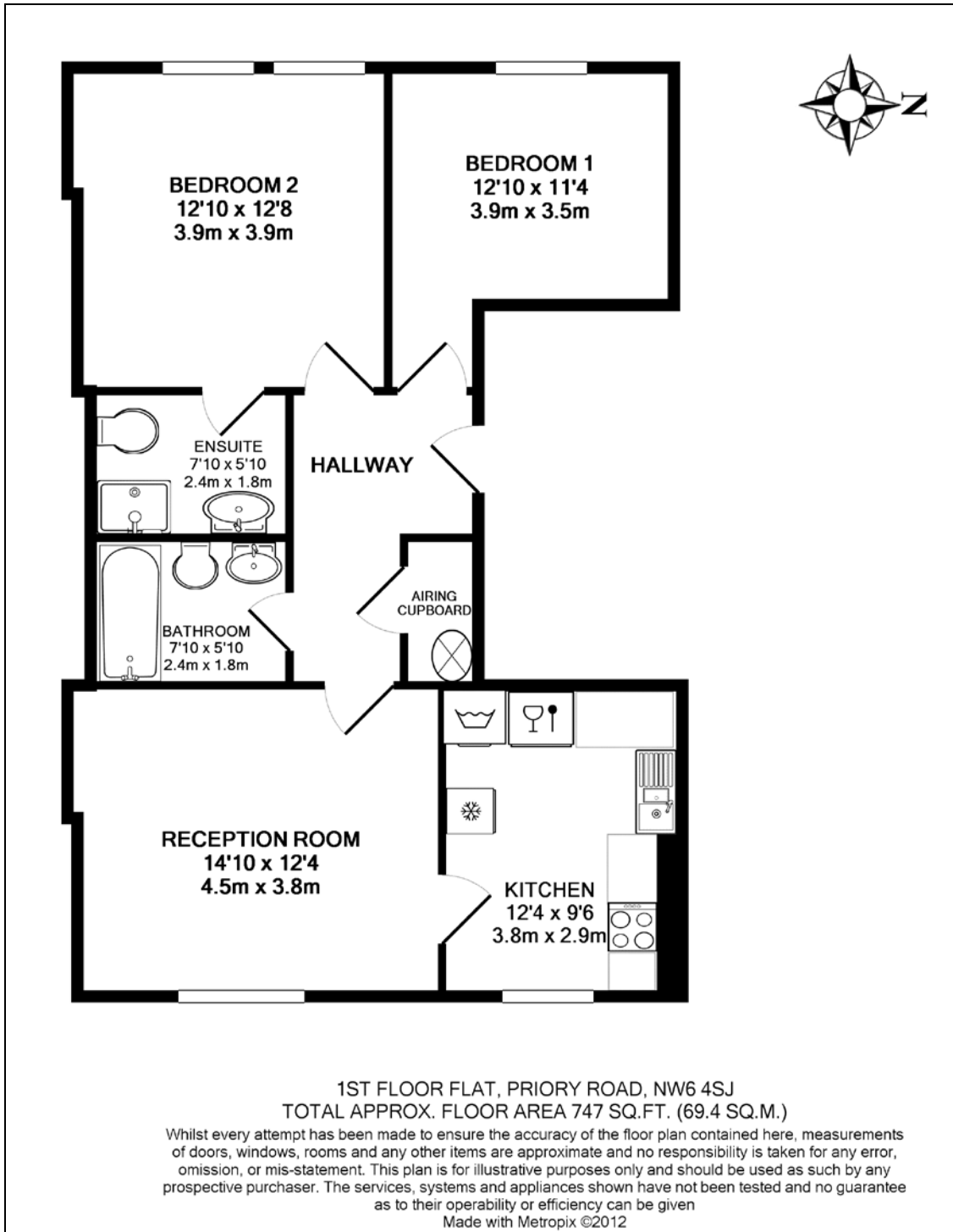
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Asking Price:	£675,000 Leasehold Subject to Contract
Lease:	125 Years New Lease
Service Charge:	£995 per annum (inclusive of buildings insurance)
Ground Rent:	£100 per annum
Local Authority: Council Tax:	Camden Council Band E £1,613.92 per annum

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