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GREENCROFT GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3LN

We are delighted to offer this first floor, two bedroom property within a terraced Victorian residence, ideally located in the heart of South Hampstead conservation area and within a 3 minutes walk to Finchley Road Underground Station and Shops.

The apartment benefits from a spacious reception room, a large double and a small double bedroom, fitted kitchen and tiled bathroom.

LEASEHOLD

**ASKING PRICE** £599,950

SUBJECT TO CONTRACT



## FEATURES

- First Floor Conversion
- Moments From Finchley Road tube
- Two double bedrooms

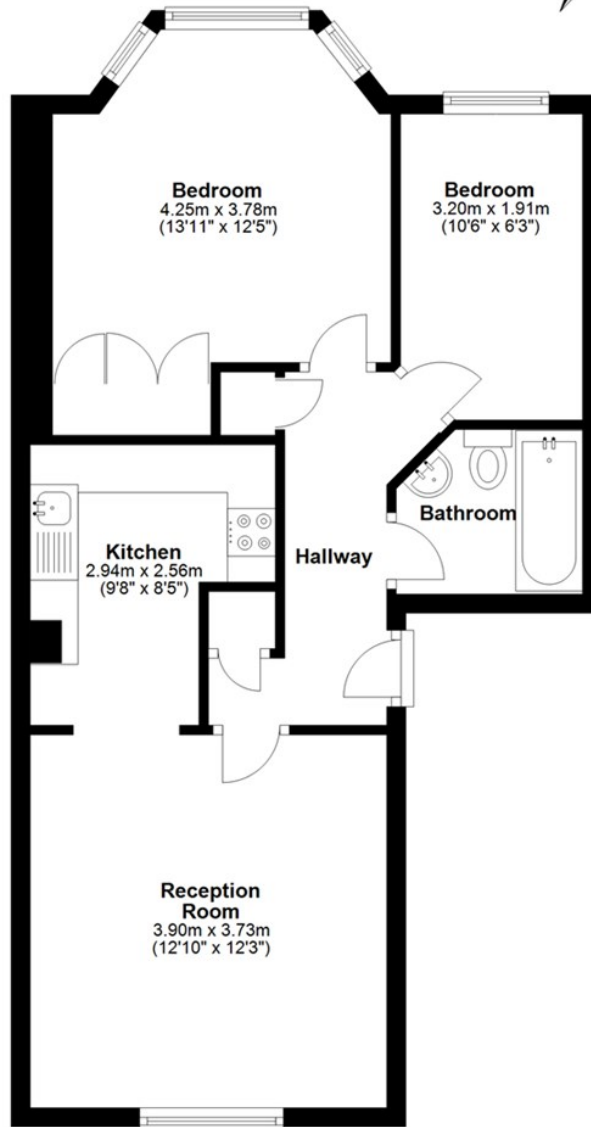
VIDEO TOUR:

SERVICE CHARGE: £

TENURE: Leasehold

COUNCIL TAX: E

### First Floor



Total area: approx. 51.1 sq. metres (550.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates