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PRIORY ROAD
WEST HAMPSTEAD
LONDON
NW6 4SG

LEASEHOLD - SHARE OF FREEHOLD

ASKING PRICE £839,950
SUBJECT TO CONTRACT

We are delighted to offer this exceptional duplex conversion, set within a beautifully maintained semi-detached stucco residence in an enviable, highly regarded, and notably quiet address. The property is ideally located for the excellent transport links and amenities of West Hampstead and Kilburn.

Beautifully presented and arranged over the upper floors, the accommodation comprises two bedrooms and a modern bathroom/WC. The standout feature is a stunning reception room with direct access to a southerly-facing rear terrace, complemented by a split-level dining area leading to a fully equipped kitchen.

Further benefits include a guest WC and extensive attic storage, making this an exceptionally practical and stylish home.



VIDEO TOUR:

SERVICE CHARGE: £2,040.00 pa

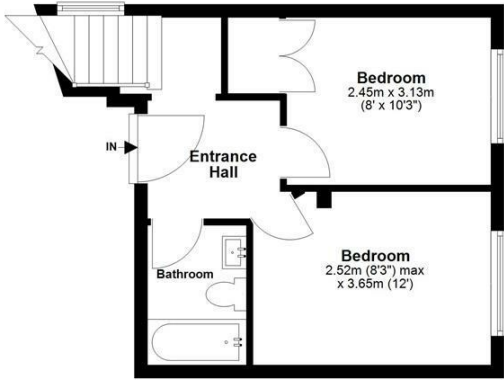
TENURE: Leasehold - Share of Freehold

COUNCIL TAX: E



Second Floor

Approx. 29.2 sq. metres (314.6 sq. feet)

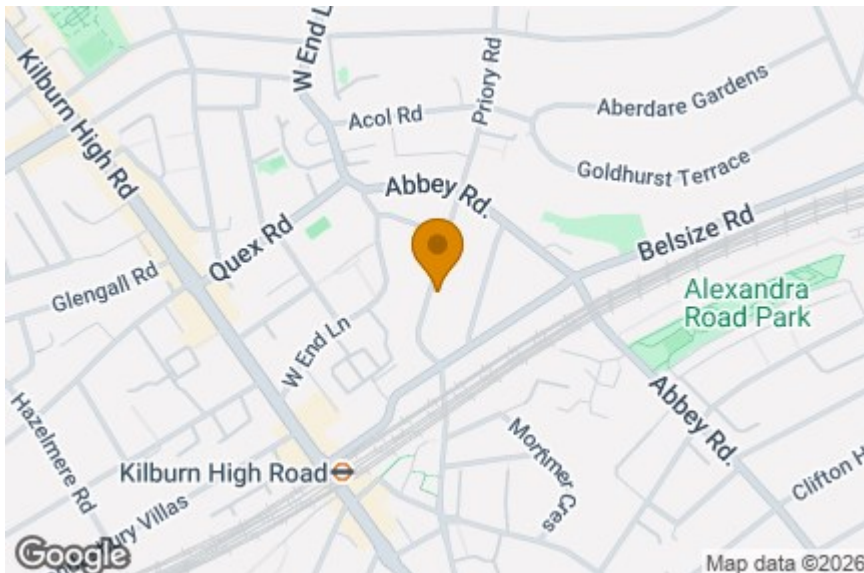


Top Floor

Approx. 66.0 sq. metres (710.7 sq. feet)
(excluding Balcony)



Total area: approx. 95.3 sq. metres (1025.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	



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.

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