

HADLEIGH
RESIDENTIAL



FLEET ROAD, NW3

£510,000 SHARE OF FREEHOLD

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SPACIOUS ONE BEDROOM APARTMENT | FIRST FLOOR | 16'8 RECEPTION ROOM | HIGH CEILINGS | WORKING PERIOD FIREPLACE | KITCHEN DINING ROOM | BATHROOM | SHARE OF FREEHOLD | CLOSE TO HAMPSTEAD HEATH

DESCRIPTION

A bright and well proportioned one bedroom apartment set on the first floor of this attractive Victorian terraced house providing just over 520sq ft. Particular features include a spacious 16' reception room with high ceilings, large sash windows and a charming working fireplace, generous kitchen dining room and a good size bedroom. Ideally located just a short walk from the many popular shops and restaurants of South End Green and the open spaces of Hampstead Heath. Local transport facilities are excellent with Belsize Park underground station, Hampstead Heath overground and South End Green bus routes all on the doorstep.



INTERNAL AREA:
523 SQ FT / 48.6 SQ M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	Directive 2002/91/EC	

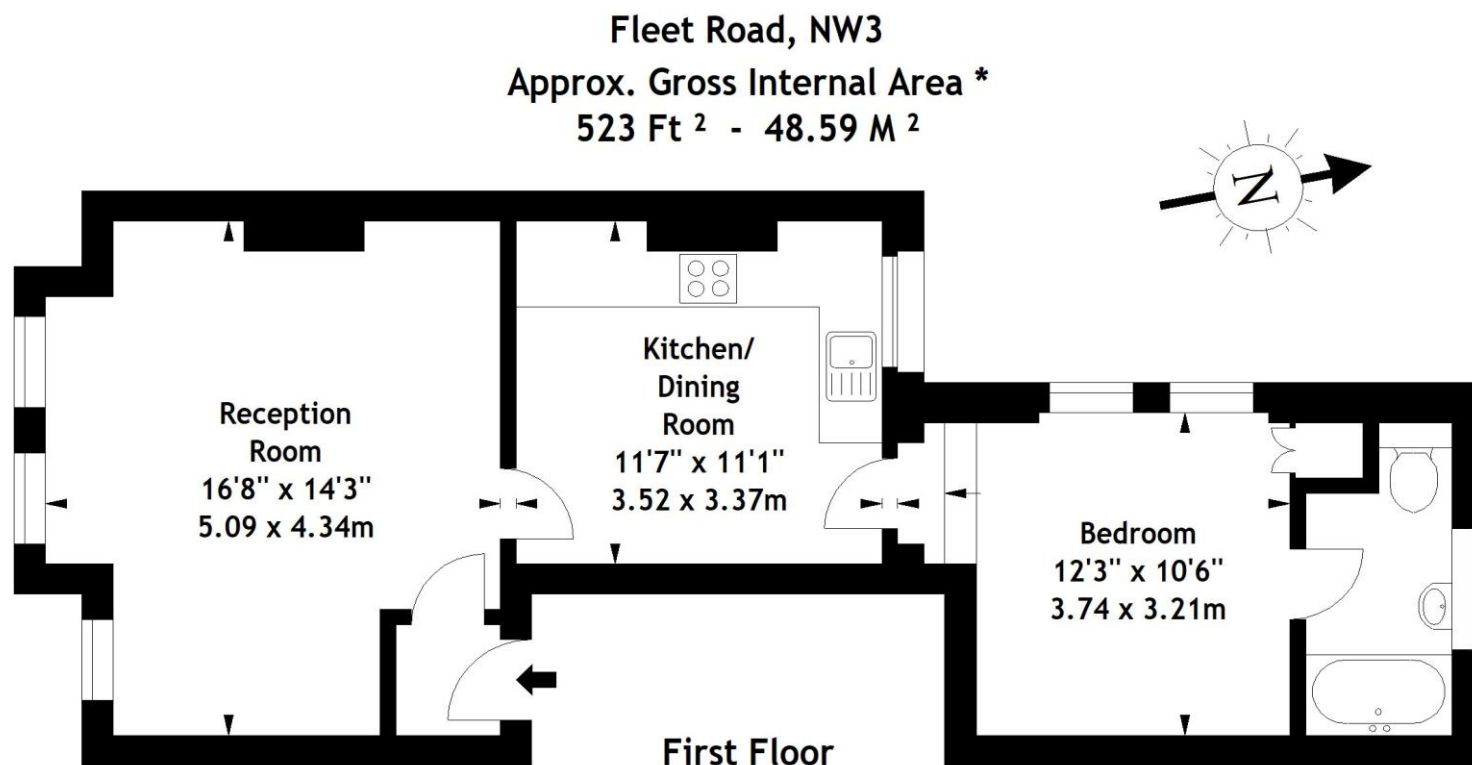


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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