



Sumatra Road, West Hampstead
London, NW6



A Fantastic One Bedroom Flat Set in the Heart of West Hampstead

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One Bedroom | Private Garden | Modern | Well Maintained Building | Close To Local Amenities | Bright And Airy

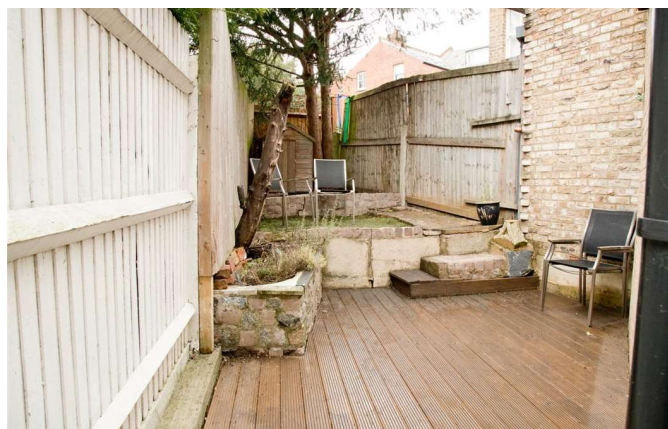
Offers in excess of £400,000 Leasehold

Description

Set in the heart of West Hampstead is this fantastic one bedroom flat in excellent condition. The property comprises a good-sized double bedroom boasting fitted wardrobes and doors leading out to a private quiet garden, tiled shower room, bright and airy living room also benefiting from access to the garden and fitted kitchen.

Set on a sought-after, tree-lined street, the property is superbly situated for excellent shopping, restaurants and only a short walk to transport facilities of West End Lane (which includes Thameslink, Jubilee and Overground). There is also the popular farmers market which is held minutes away every Saturday.

Service Charge: £1,100 pa
 Leasehold 988 years



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 423 SQ FT / 39 SQM

Ref: Copyright [photoplan](#)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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.

