

Provisional

Holmdale Road, London
NW6

HAMPTONS
INTERNATIONAL

Three Double Bedrooms | Two Bathrooms | Split Level | Well Located | Original Features | Bright & Airy

Asking Price £999,999 Leasehold

Description

Rare to the market is this bright and airy split level three double bedroom, two bathroom flat located in the heart of West Hampstead.

The property is split over three floors and comprises of a spacious master bedroom boasting an ensuite shower room, a further two good sized double bedrooms, a tiled bathroom, W.C, Separate kitchen and a bright and airy living room.

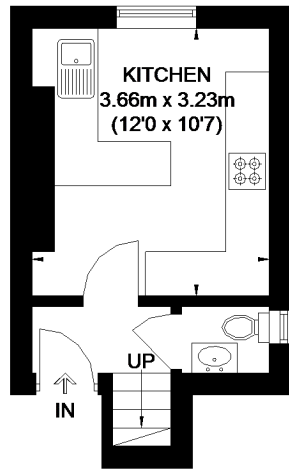
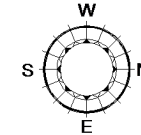
The flat further benefits from high ceilings, ample storage and many original features.

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 and Mill Lane (which includes Thameslink, Jubilee and Overground). There is also the popular farmers market which is held minutes away every Saturday.

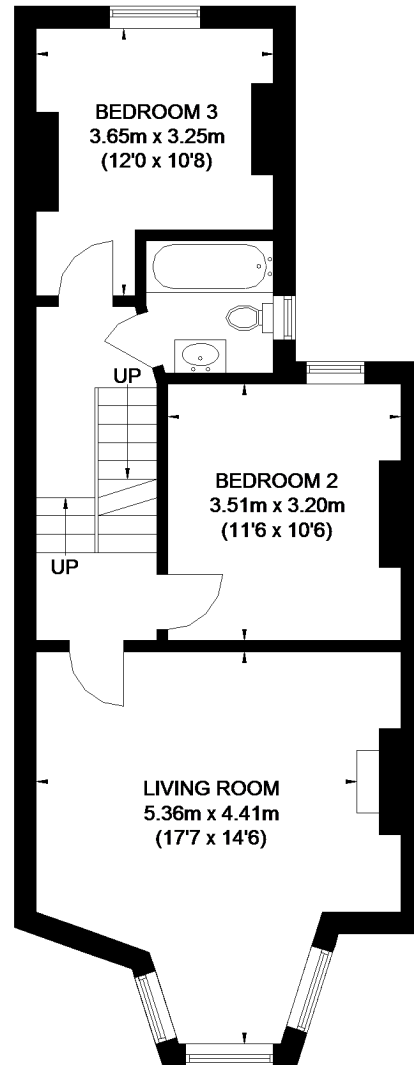


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

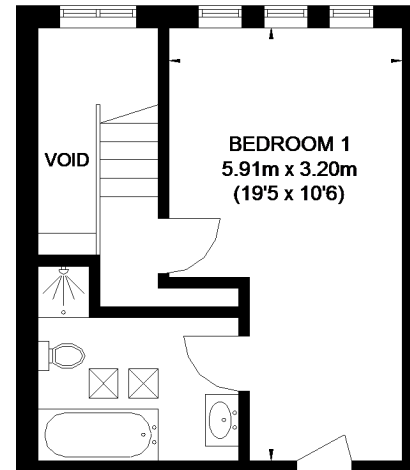
HOMEDALE ROAD



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING VOID)
GROUND FLOOR = 174 SQ. FT. (16.2 SQ. M.)
FIRST FLOOR = 600 SQ. FT. (55.7 SQ. M.)
SECOND FLOOR = 292 SQ. FT. (27.1 SQ. M.)
TOTAL = 1066 SQ. FT. (99.0 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID658328)

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.

