



Finchley Road London NW3 7AW

Offers In Excess Of £500,000



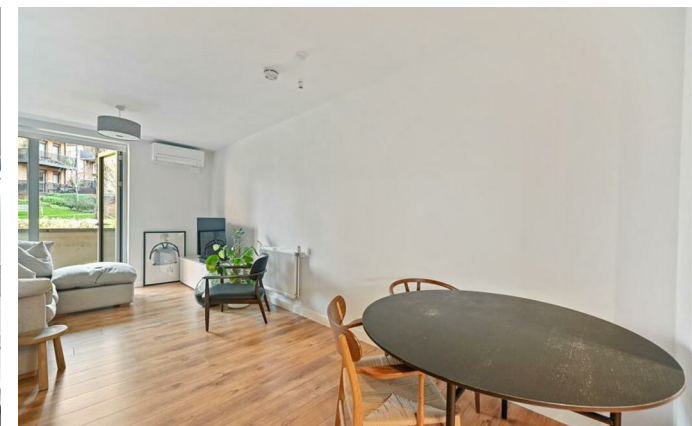
Finchley Road

London

NW3 7AW

Offers In Excess Of £500,000

- One Bedroom Flat
- Located On The Ground Floor
- Immaculate Condition
- Open Plan Living
- Private Terrace
- Beautiful Communal Gardens
- Walking Distance To Local Amenities
- Easy Access To Central London
- 115 Year Lease Remaining
- Chain Free





Strettons are pleased to present this immaculate chain free one bedroom ground floor flat located on the sought after Finchley Road, Hampstead, NW3. This property offers a perfect blend of comfort and convenience. The property is in pristine condition, making it an ideal choice for those seeking a ready to move in home.

As you enter, you are greeted by a bright and spacious open plan reception, dining, and kitchen area, which is perfect for both entertaining and everyday living. Large doors lead out to a private terrace that overlooks the beautifully maintained communal gardens, providing a serene outdoor space to relax and unwind.

The bedroom is thoughtfully designed with built in wardrobes, ensuring ample storage while maintaining a clean and uncluttered aesthetic. The access to the terrace from the bedroom further enhances the appeal, allowing for a seamless indoor-outdoor living experience. Further benefits include air conditioning located in the living room and bedroom that keeps each room perfectly comfortable, no matter the season.

Location is key, and this property does not disappoint. With easy access to Finchley Road train station, West Hampstead Thameslink, and Hampstead underground station, commuting to central London and beyond is both quick and convenient.

This flat is not just a home, it is a lifestyle choice in a vibrant community, surrounded by excellent amenities, parks, and the charm of Hampstead itself. Whether you are a first time buyer, looking to downsize or an investor, this property is a rare find that combines modern living with a touch of tranquillity.

\*The vendor will cover 25% of the service charge for the first year, providing added value to our customers from day one.\*

35% Shared Ownership Available - £175,000



### Entrance Hallway

### Living Room

20'1 x 10'11 (6.12m x 3.33m)

The living area offers a bright and inviting space. Sliding doors open to an outdoor area, allowing natural light to flood in and provide a seamless connection to the outside. The room is finished with warm wood flooring and subtle decorative touches, creating a welcoming environment for both lounging and entertaining.

### Kitchen

10'2 x 6'10 (3.1m x 2.08m)

The kitchen is modern and efficiently designed with a sleek U-shaped layout. It features smooth grey cabinetry paired with light countertops, creating a clean and contemporary look. Integrated appliances and under cabinet lighting provide both functionality and style, while the wooden flooring continues the warm tone from the adjoining living space.

### Bedroom

15'7 x 9'2 (4.75m x 2.79m)

This bedroom presents a calm and restful atmosphere. Soft carpeting underfoot enhances the cosy feel of the room.

### Bathroom

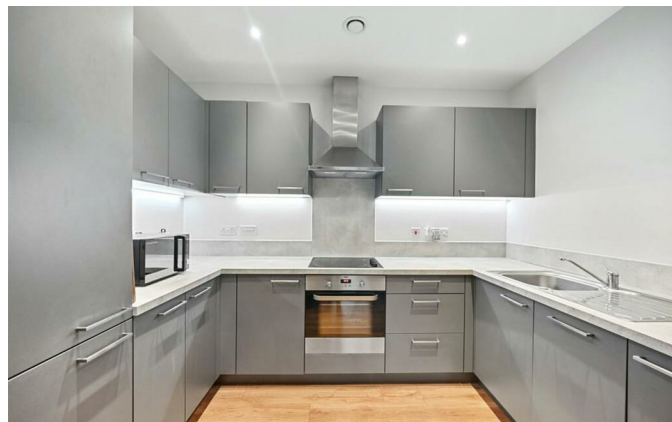
7'2 x 6'10 (2.18m x 2.08m)

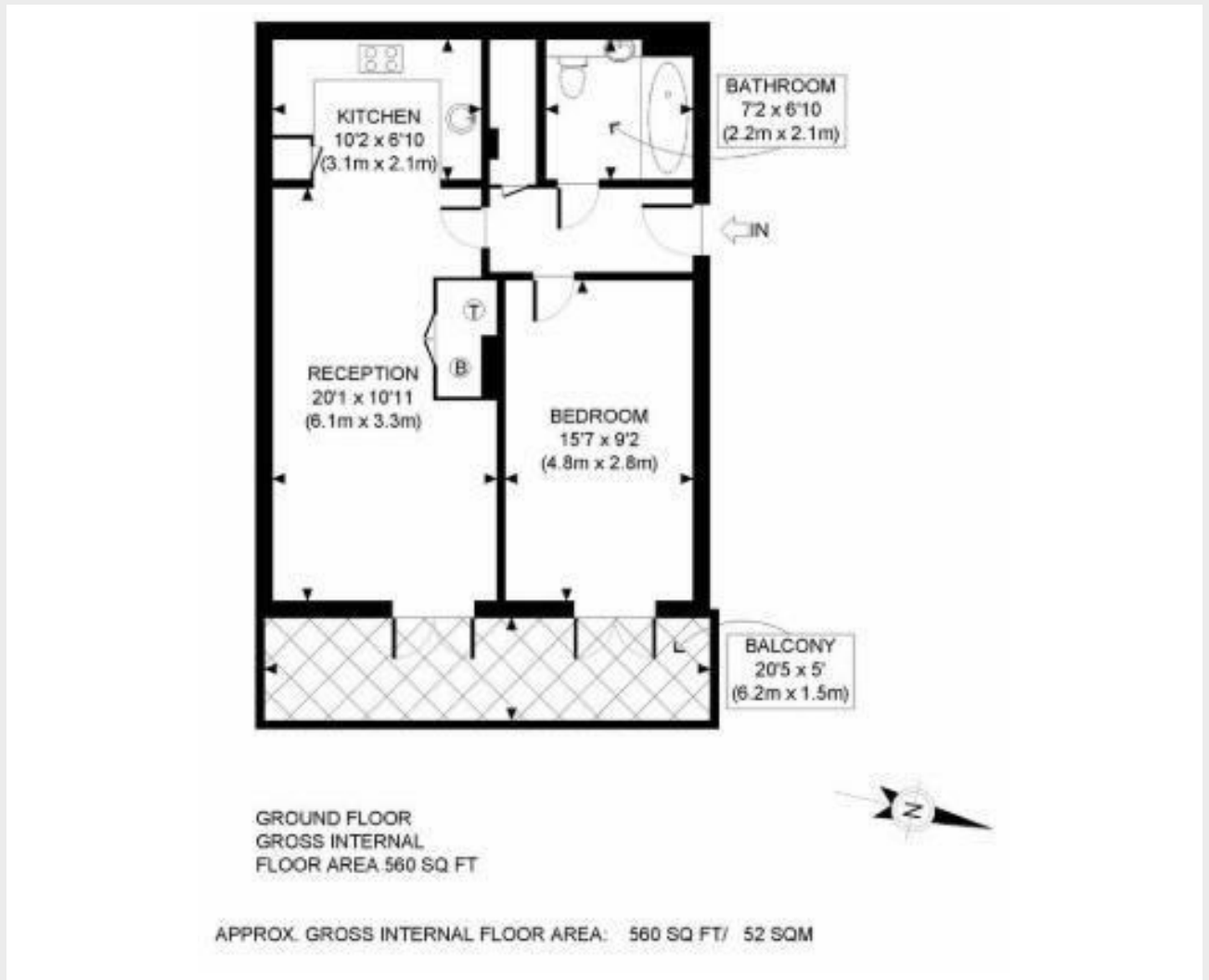
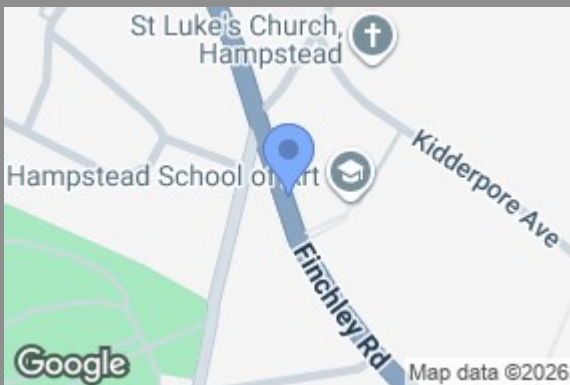
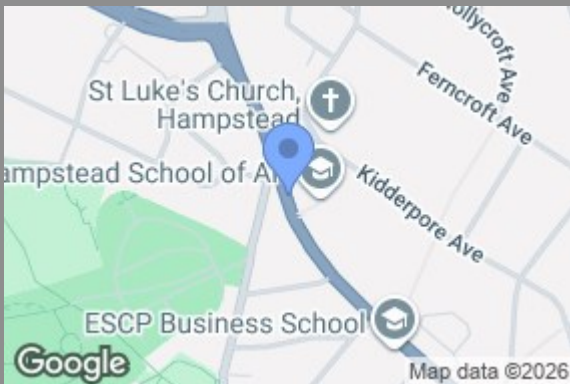
The bathroom is finished to a high standard with large neutral toned tiles covering the walls and floor. It includes a bathtub with a glass shower screen and a wall mounted basin set into a countertop. The space is bright and clean.

### Private Terrace

20'5 x 5 (6.22m x 1.52m)

The terrace provides a private outdoor space paved with dark tiles and complemented by a comfortable seating area. Overlooking the well presents communal gardens with views of attractive greenery and mature trees, it offers a peaceful spot to unwind and enjoy the fresh air.





Council Tax Band D    EPC Rating B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 83                      | 83        |
| (69-80) C                                   |  |                         |           |
| (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 |           |

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