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ABERDARE GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3AL

LEASEHOLD - SHARE OF FREEHOLD

**ASKING PRICE** £920,000

SUBJECT TO CONTRACT

We are delighted to offer a recently decorated, spacious two-bedroom first-floor conversion situated in one of the most desirable addresses in South Hampstead. Ideally situated for both Finchley Road and Swiss Cottage underground stations with excellent amenities.

This property features hardwood flooring and offers two spacious double bedrooms, an enormous reception room, a large storeroom, a fitted kitchen, and a bathroom/WC, as well as independent gas central heating.



## FEATURES

VIDEO TOUR:

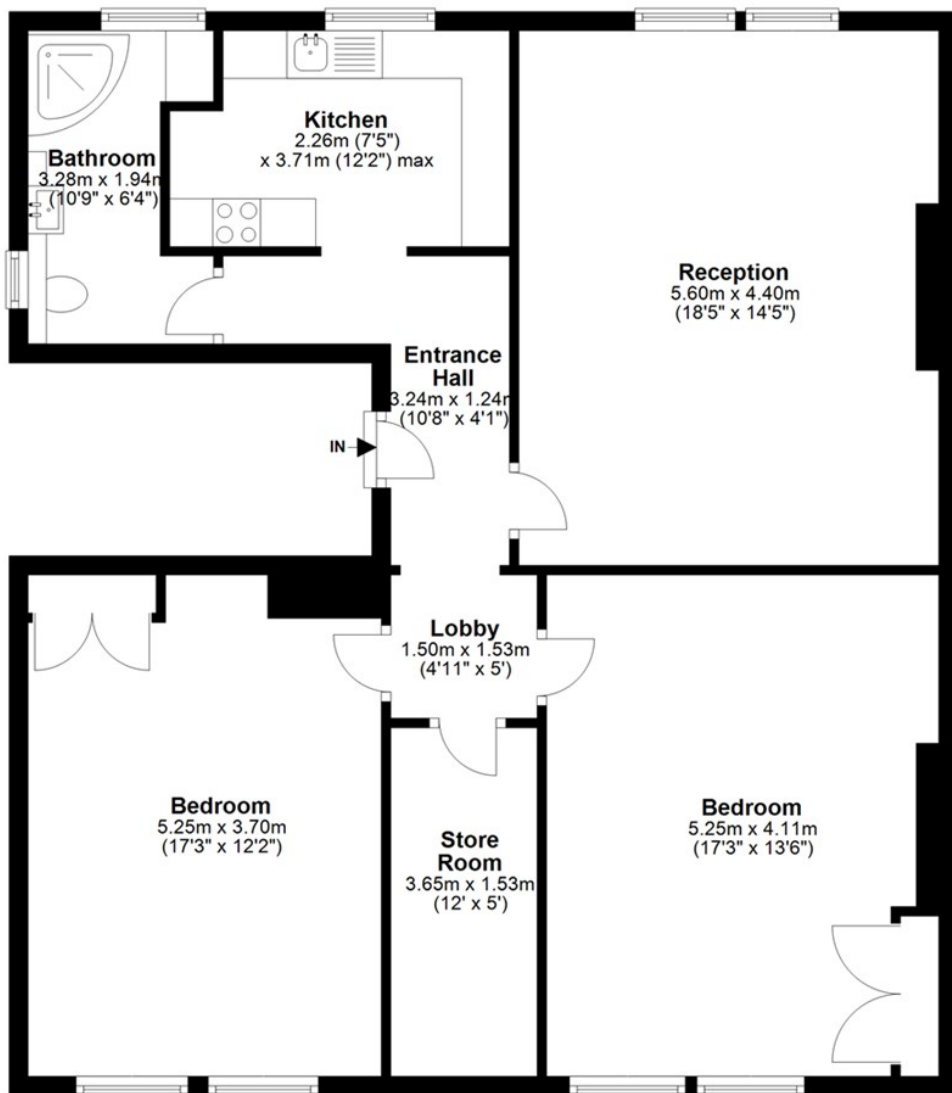
SERVICE CHARGE: £

TENURE: Leasehold - Share of Freehold

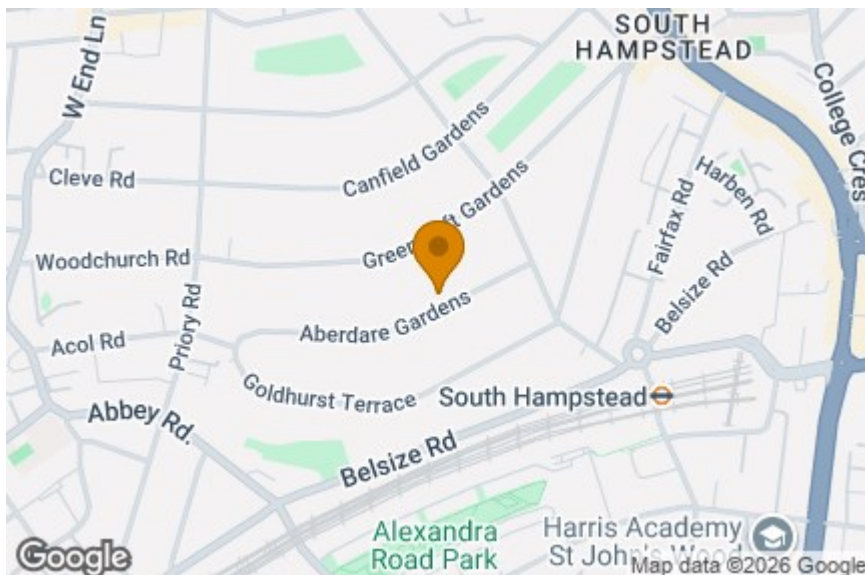
COUNCIL TAX: F

## First Floor

Approx. 96.2 sq. metres (1035.8 sq. feet)



Total area: approx. 96.2 sq. metres (1035.8 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
|                                             | 67                      | 80        |



### 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.

Not to scale. Copyright: RHW Estates