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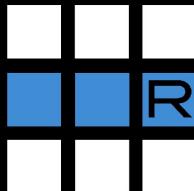


GREENCROFT GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3LN

We are delighted to offer this two-bedroom garden flat with a private entrance and rear private south facing garden. Large reception room onto the conservatory/kitchen. Master bedroom with en suite bathroom, further bedroom and family bathroom/WC

Ideally located for Finchley Road Tube station and excellent local amenities.

LEASEHOLD - SHARE OF FREEHOLD  
**ASKING PRICE £795,000**  
SUBJECT TO CONTRACT



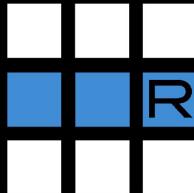
## FEATURES

### VIDEO TOUR:

SERVICE CHARGE: £

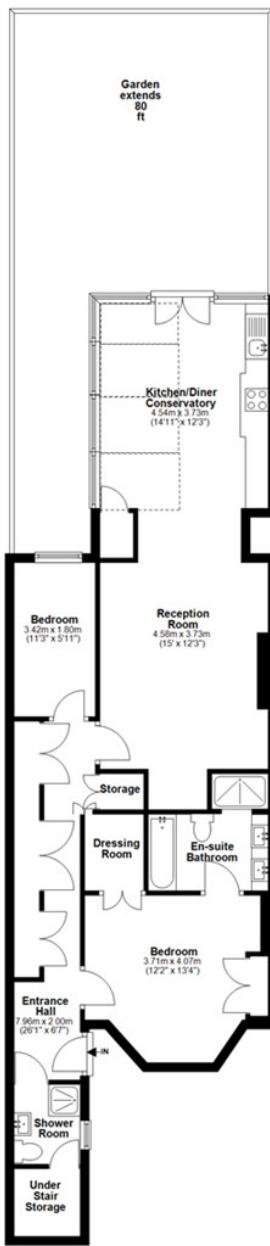
TENURE: Leasehold - Share of Freehold

COUNCIL TAX: E



RHW

Garden Floor  
Approx. 87.0 sq. metres (936.5 sq. feet)



Total area: approx. 87.0 sq. metres (936.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



#### 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