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PRIORY ROAD  
WEST HAMPSTEAD  
LONDON  
NW6 4SG

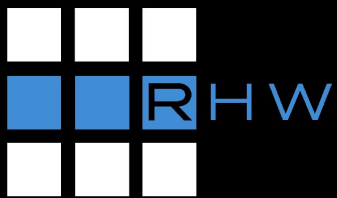
LEASEHOLD - SHARE OF FREEHOLD  
**ASKING PRICE** £525,000  
SUBJECT TO CONTRACT

We are delighted to offer this upper-ground-floor 1/2 bedroom apartment, converted from a beautifully and exceptionally well-kept stucco-fronted period residence.

Located in this very desirable, quiet address within easy reach of both West Hampstead transportation and Kilburn High Road Station.

The accommodation is in excellent condition with a lovely reception room, with an open plan design fitted kitchen, Main bedroom, second smaller bedroom/study and bathroom/WC





## FEATURES

VIDEO TOUR:

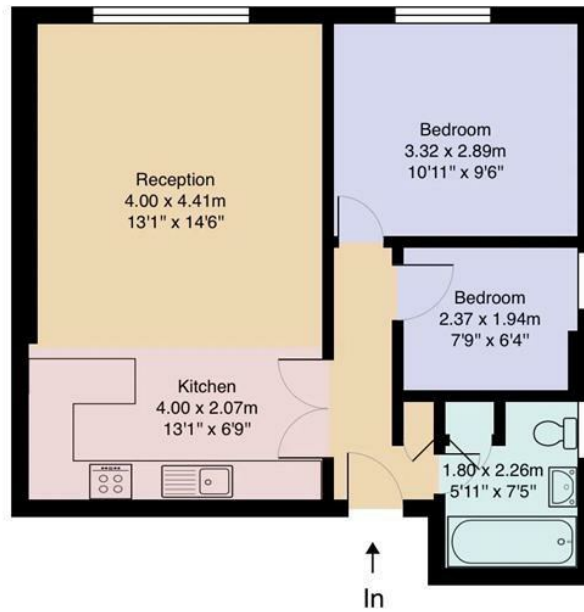
SERVICE CHARGE: £

TENURE: Leasehold - Share of Freehold

COUNCIL TAX: D

## Priory Road, NW6

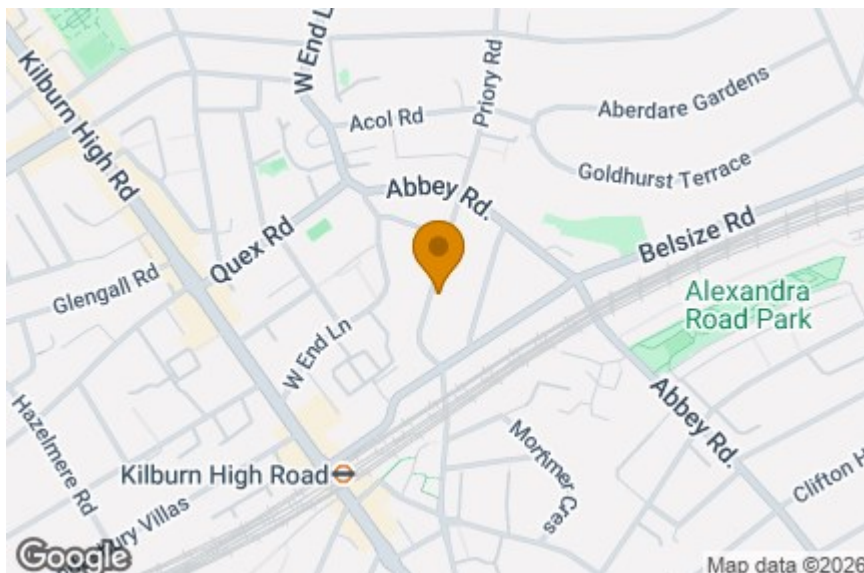
Total Area: 51.8 m<sup>2</sup> ... 558 ft<sup>2</sup>



First Floor



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 79        |
| (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 |           |



### 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