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BROADHURST GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3QT

**\*VIDEO TOUR\***

A great size split level 2 bedroom apartment over the entire first floor of this Victorian residence.

The apartment benefits from a spacious reception room, large split-level eat in kitchen, tiled bathroom/WC & two double bedrooms.

Located 1 minute to Finchley Road tube station.

LEASEHOLD - SHARE OF FREEHOLD

**ASKING PRICE** £625,000

SUBJECT TO CONTRACT



## FEATURES

VIDEO TOUR:

SERVICE CHARGE: £

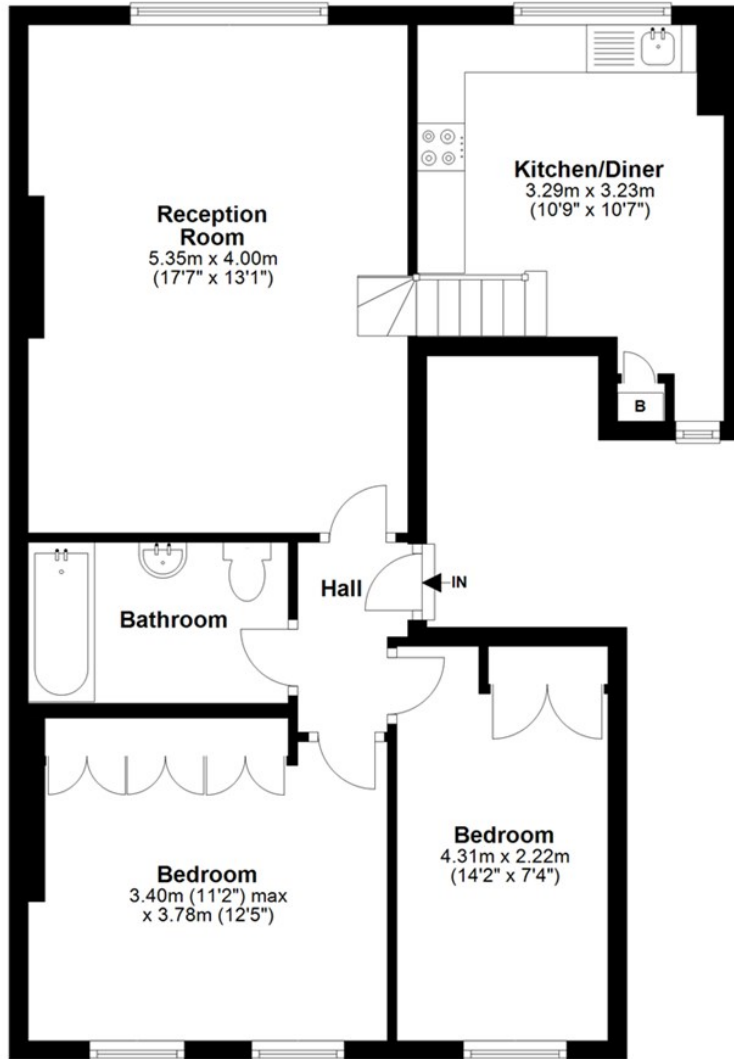
TENURE: Leasehold - Share of Freehold

COUNCIL TAX: E

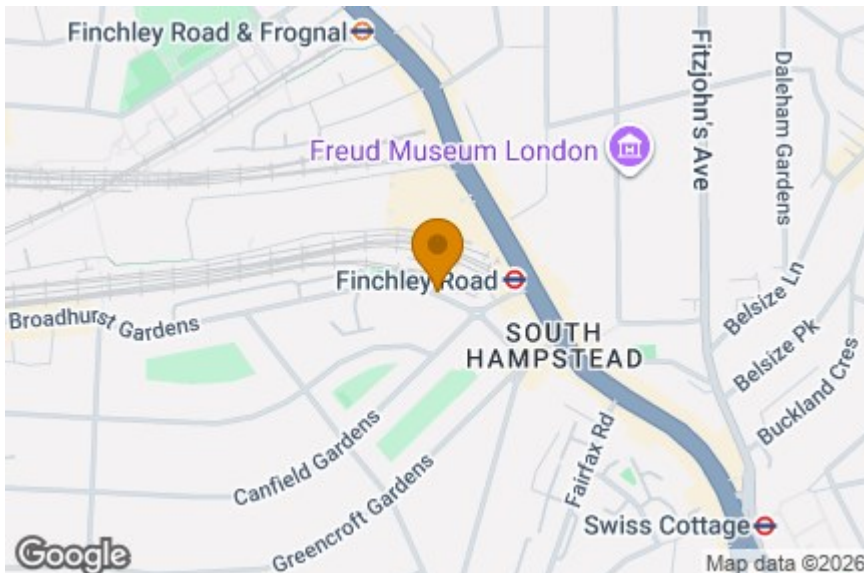


### First Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 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>		61	70
(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	



**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.  
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