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ABERDARE GARDENS
SOUTH HAMPSTEAD
LONDON
NW6 3AL

We are delighted to offer a spacious two-bedroom ground conversion with a private garden situated in one of the most desirable addresses in South Hampstead. Ideally situated for both Finchley Road or Swiss Cottage underground stations with excellent amenities.

This property features hardwood flooring and offers two spacious double bedrooms, the master with en suite shower room, a lovely period reception room, with open plan design kitchen and further bathroom/WC, a large private rear garden as well as independent gas central heating.

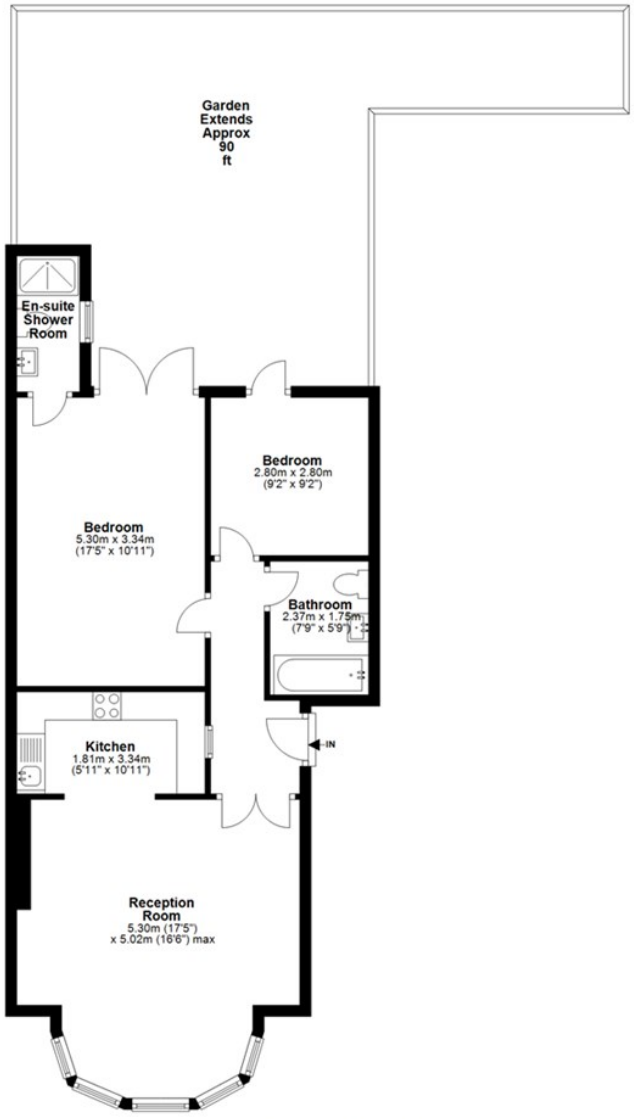
LEASEHOLD - SHARE OF FREEHOLD
**ASKING PRICE** £825,000
SUBJECT TO CONTRACT

## FEATURES

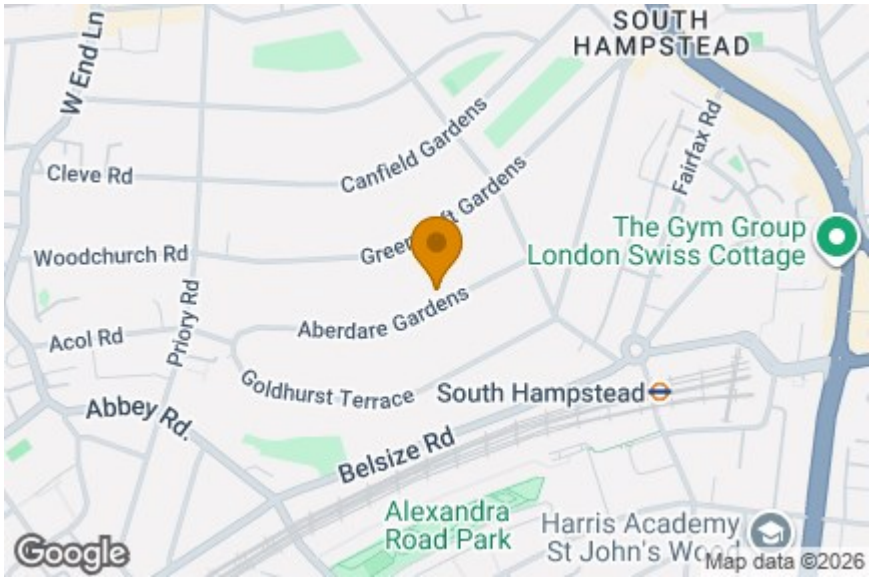
| | |
|---|---|
| VIDEO TOUR: | |
| SERVICE CHARGE: | £ |
| TENURE: | Leasehold - Share of Freehold |
| COUNCIL TAX: | E |

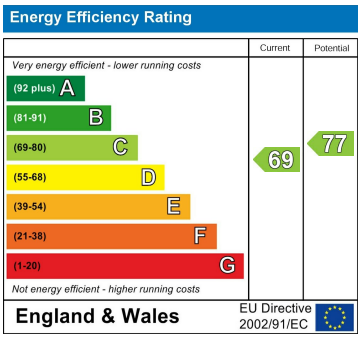
RHW

## Ground Floor
Approx. 68.8 sq. metres (740.6 sq. feet)




Total area: approx. 68.8 sq. metres (740.6 sq. feet)




The Property Ombudsman

CMP Client Money Protect

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