

Prince Arthur Road, NW3
Guide Price: £675,000 , Share of Leasehold

Anderson//Rose





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Leasehold with approximately 135 years remaining unexpired

Service Charge: £5,400 per annum

Ref PCL220095

Prince Arthur Road, NW3

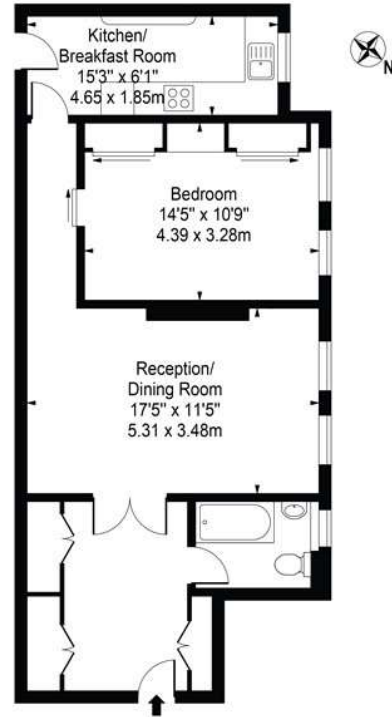
A fantastic opportunity to acquire a beautifully presented and well-proportioned one bedroom apartment situated on the raised ground floor of a desirable development.

This property has recently been refurbished to a very high standard throughout and comprises of a large reception room and dining room, a separate kitchen with state-of-the-art appliances, a good-sized bedroom with bespoke made wardrobes and a fabulous bathroom. The apartment further benefits from smart lighting and an integrated SONOS speaker system in every room, off-street parking on a first come first service basis and access to the buildings superb communal gardens.

Greenhill is a beautiful purpose-built block right at the very centre of Hampstead Village itself. The famous and delightful high-street with its array of boutique, shops, cafes, artisan bakeries and other amenities is literally at your front door. The renowned Hampstead Heath and Kenwood's open green spaces are just down the road. Hampstead Tube station is at the top of the street which provides a convenient and efficient commute across London.

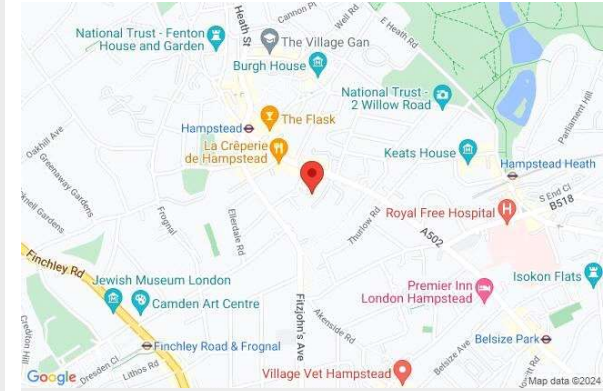
Greenhill

Approx. Gross Internal Area 670 Sq Ft - 62.25 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.