



Nassington Road, London, NW3

For the finer things in property.



BNP PARIBAS GROUP 

Nassington Road, London, NW3

Two bedroom ground floor flat
abutting Hampstead Heath.

Presented in excellent decorative order, a spacious two bedroom ground floor flat that extends to approx. 766 sq.ft.

The entrance hall leads to the principal bedroom, second bedroom, shower room, and sitting/dining room that is open plan to the kitchen area.

The garden is across two levels and is accessible from the sitting room, and there is an additional outside space with access from the principal bedroom.

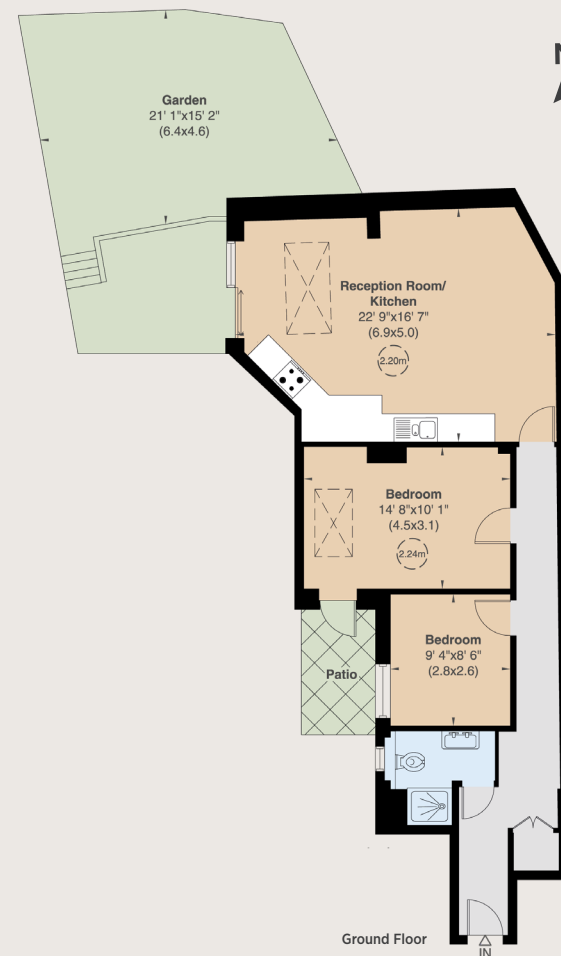
Open plan kitchen into sitting room and dining area | Two bedrooms | Shower room | Private garden | Residents parking CAH
EPC Rating C



IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

Gross Internal Area 766 sq ft (71 sq m)
For identification purposes only.



Terms

Tenure: Leasehold 999 years from 19th September 1988

Service Charge: 2023-2024 £3,000

Ground Rent: Nil

Council Tax: Band D

Local Authority: Camden

Asking Price: £849,000

Hampstead

020 7591 2225

sarah.james@struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

