



## GREENCROFT GARDENS, NW6 £1,100,000 LEASEHOLD

Beautiful three-bedroom duplex apartment, spanning an impressive 1180 square feet, on one of South Hampstead premier roads. The property occupies the top two floors of a traditional period property. The apartment offers three bedrooms (one en-suite) a further family bathroom, fully equipped separate kitchen dining room, loft style reception are with ample storage and a south facing balcony with views across the gardens of South Hampstead.

The property is offered chain free and with a long leasehold.

Greencroft Gardens is ideally situated for the O2 Centre multiscreen cinema, Waitrose, local shops, restaurants and schools and (0.3m) to Finchley Road Tube Station (Jubilee Line) and (0.2m) South Hampstead Overground Station (Thames Link).

Master Bedroom with Fitted Wardrobes and En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Reception Room with Southerly Facing Balcony | Open Plan Kitchen/Dining Room

**Winkworth**

for every step...

[winkworth.co.uk/west-hampstead](https://www.winkworth.co.uk/west-hampstead)





# Greencroft Gardens, London, NW6 3LN



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 8.62 SQ M / 93 SQ FT

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 64.27 SQ M / 692 SQ FT

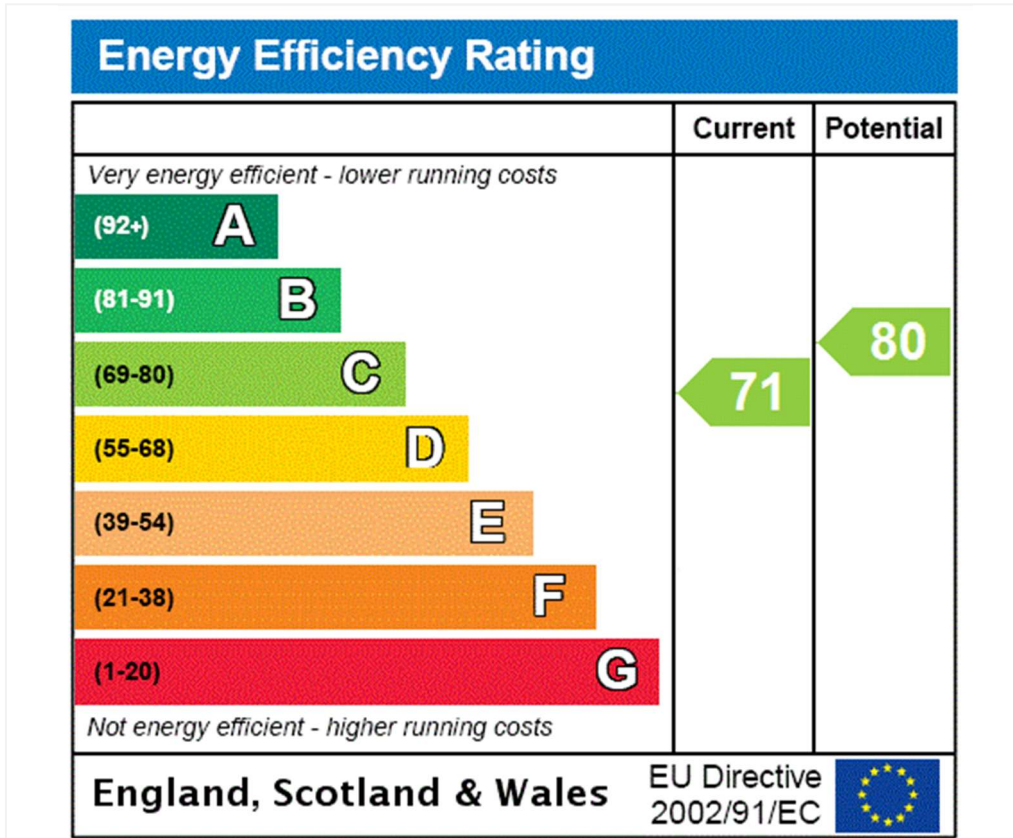
Top Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 54.51 SQ M / 587 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING EAVES STORAGE 129.69 SQ M / 1396 SQ FT  
EAVES STORAGE 17.74 SQ M / 191 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMERSHOREPIX.CO.UK





**Tenure:** Leasehold

**Term:** Expires - 01/04/2132

**Service Charge:** £1,700 per annum

**Ground Rent:** £ 225 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested



West Hampstead | 142 West End Lane, London, NW6 1SD | 020 7483 7602 | westhampstead@winkworth.co.uk

for every step...

[winkworth.co.uk/west-hampstead](http://winkworth.co.uk/west-hampstead)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.