



PATTISON ROAD, CHILDS HILL, LONDON, NW2
£725,000 SHARE OF FREEHOLD

**A 3 BEDROOM CONVERSION IN CHILDS HILL BORDERING
HAMPSTEAD AND WELL LOCATED FOR EASY WALKING
DISTANCE TO LOCAL STATION....**

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk



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DESCRIPTION:

An extremely spacious 3-bedroom, 1st floor, converted apartment situated in a converted house built towards the end of the 19th Century. Pattison Road is located in Childs Hill bordering Hampstead and it is only moments from Golders Green, Golders Hill Park and Hampstead Heath. Transport facilities are nearby at Golders Green and the Finchley Road.

Facing due south, the flat is bright and light both to the front and the rear from where there are lovely views across the West Heath area and Hampstead proper.

Accommodation comprises, a large open plan lounge/dining area which leads onto a modern kitchen. There are 3 bedrooms, a bathroom, separate shower room and WC.

The flat has a very long lease with a Share of the Freehold, modest outgoings and also has the benefit of a garage and off-street parking for 1 car.

The property is offered chain free and early viewing is highly recommended.

AT A GLANCE

- 3 BEDROOMS
- SPACIOUS RECEPTION ROOM
- CONVERSION
- IN EXCESS OF 1100 SQ' FT INCLUDING GARAGE AREA
- BATHROOM & SHOWER ROOM
- SOUTHERLY ASPECT
- OFF STREET PARKING FOR 1 CAR & GARAGE

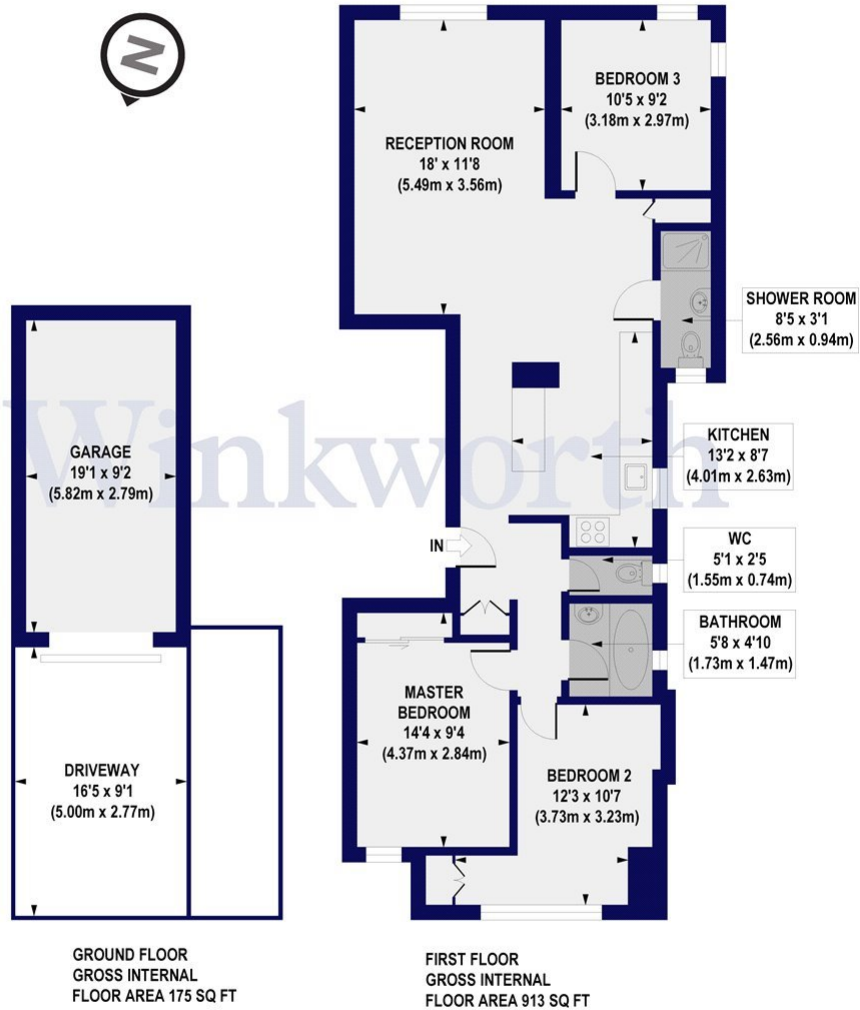




Pattison Road, NW2

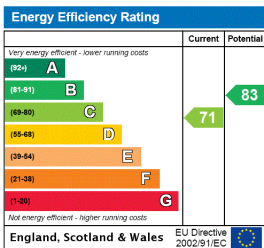
Approx. Gross Internal Floor Area 1088 sq. ft / 102.57 sq. m (Including Garage)

Approx. Gross Internal Floor Area 913 sq. ft / 84.82 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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.

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