



BECKFORD BUILDING

Heritage Lane
West Hampstead
London NW6

Asking Price
£525,000

Sole Agent

Located in the heart of West Hampstead, a rarely available third floor apartment (41 sq m/446 sq ft) situated within this Manhattan style development.

The suite is presented to the highest specifications with wooden parquet flooring throughout, floor-to-ceiling windows, a private balcony (3.9 sq m/42 sq ft) and 24/7 concierge.

Further benefits include use of a residents only state of the art gym, health spa with a sauna and steam room, landscaped communal gardens and a Marks & Spencer's Simply Food store on your doorstep.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

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Subject To Contract

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Leasehold 989 Years Unexpired

West Hampstead Square is an urban village in North West London located literally moments away from West Hampstead Underground Station (Jubilee Line), the London Overground Station and the Thames Link. The area has a bustling High Street which is evident in the eclectic shops, park, gastropubs, restaurants and the farmers' market.



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ACCOMMODATION

- Open Plan Kitchen
- Reception Room
- Separate Bedroom Area
- Bathroom

AMENITIES

- Private Balcony
- Lift Access
- 24 Hour Concierge
- On-Site Residents Gymnasium, Sauna, Steam Room and Dance Studio

COUNCIL TAX: C

EPC RATING: 83

SERVICE CHARGE: £2,478 PER ANNUM

GROUND RENT: £400 PER ANNUM



ASTON CHASE

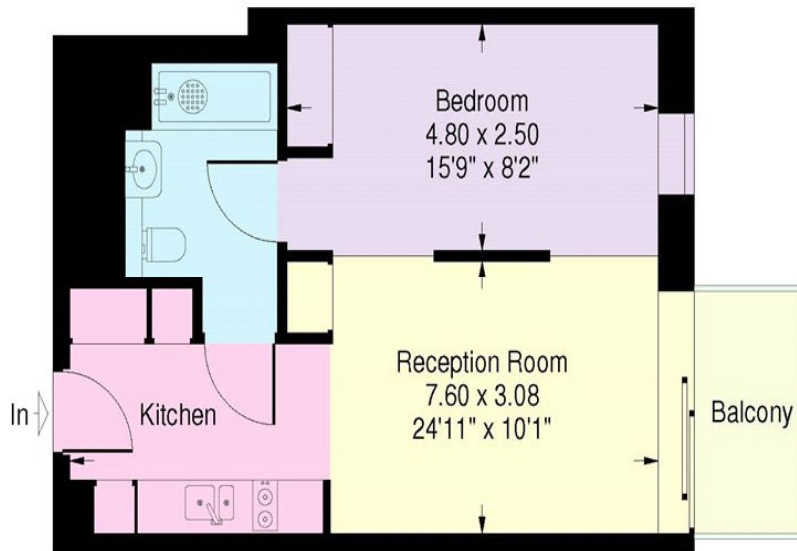
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Beckford Building, London NW6

Approximate Gross Internal Area:
41.4 sq.m. / 446 sq.ft.
Balcony area: 3.9 sq.m. / 42 sq.ft.



Level 3

Not to scale

This plan is a reproduction of existing drawings and is for guidance only, it must not be relied upon as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.