



PROSPECT ROAD

Hampstead
London
NW2

Guide Price
£1,275,000

Sole Agent

An opportunity to acquire a deceptively spacious period house peacefully located in this tranquil enclave just off Finchley Road.

The house which comprises 123.28 sq m/1327 sq ft has been brand newly and comprehensively refurbished throughout combining period features with modern convenience and is presented in immaculate decorative throughout.

Arranged over three floors the house provides versatile family accommodation and benefits from a small patio and raised deck garden.

ASTON CHASE

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Prospect road is conveniently located within a stone's throw of local shopping amenities and cafes and approximately 0.8 miles from Golders Green Underground (Northern Line).

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Subject To Contract

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Freehold



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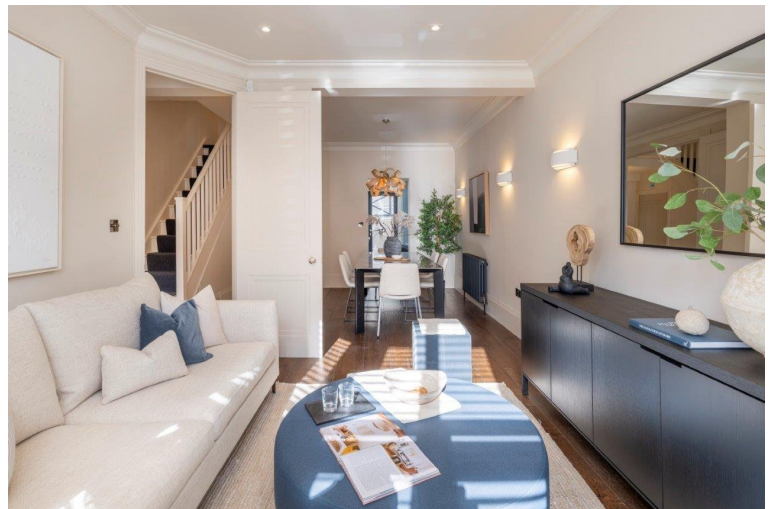
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ACCOMMODATION

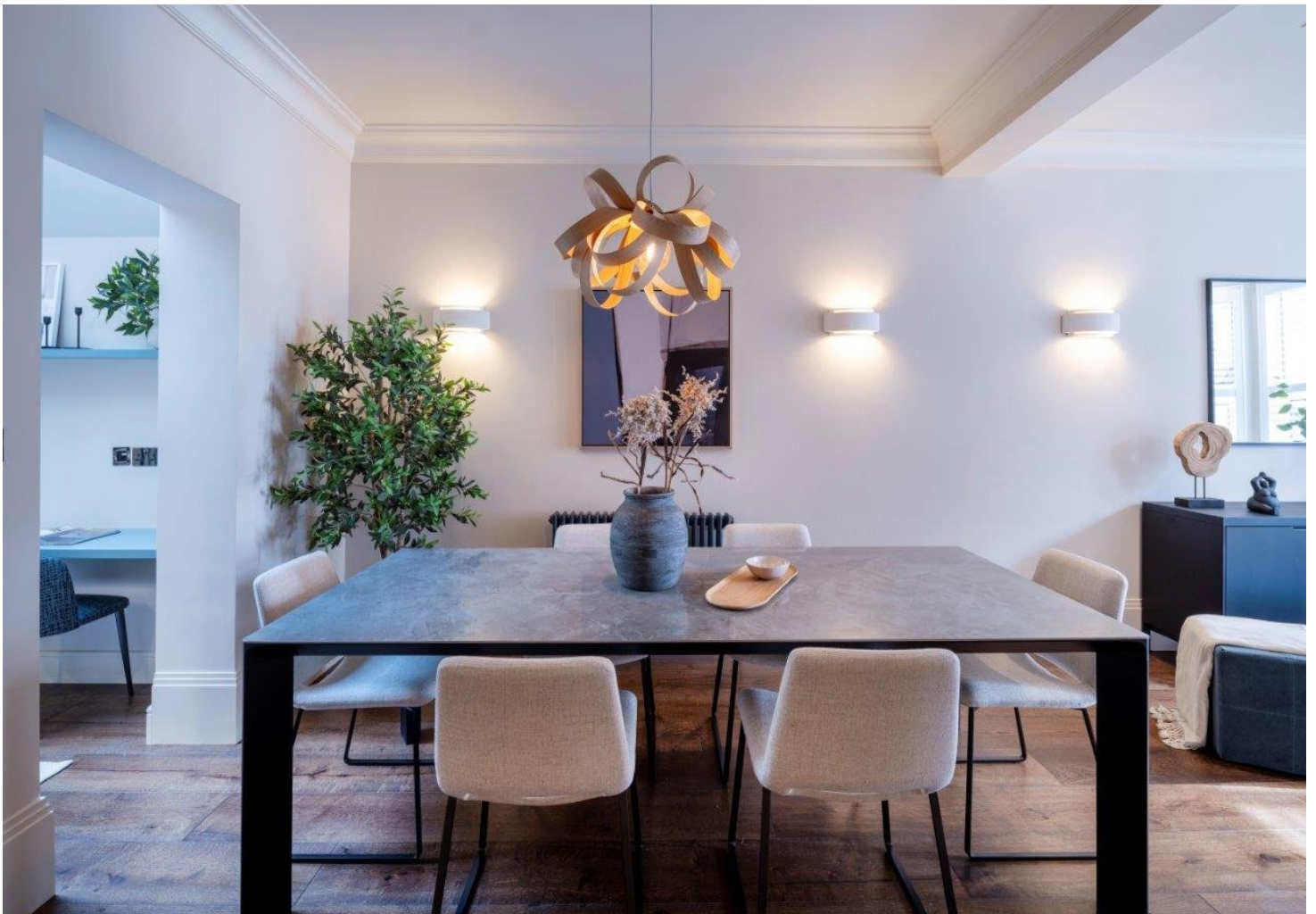
- Principal bedroom with ensuite bathroom
- 3 further bedrooms
- Family bathroom
- Reception/Dining Room
- Kitchen/Breakfast Room

AMENITIES

- Patio Garden
- Residents Permit Parking



COUNCIL TAX: E



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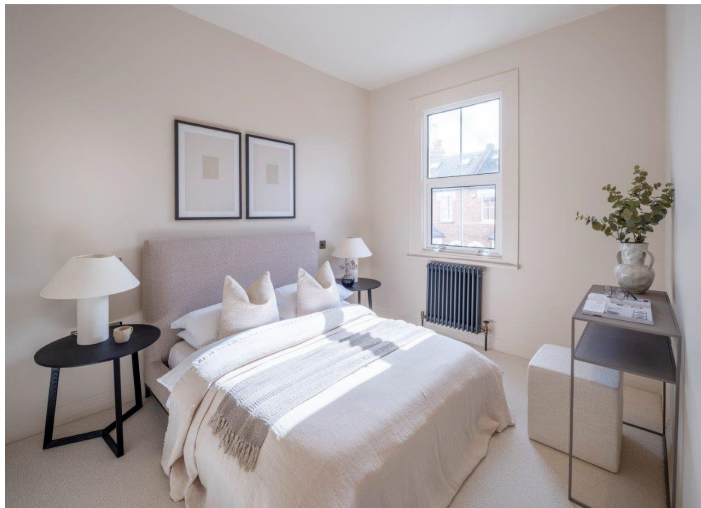
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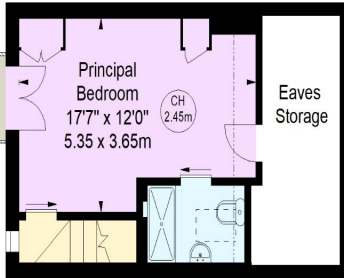
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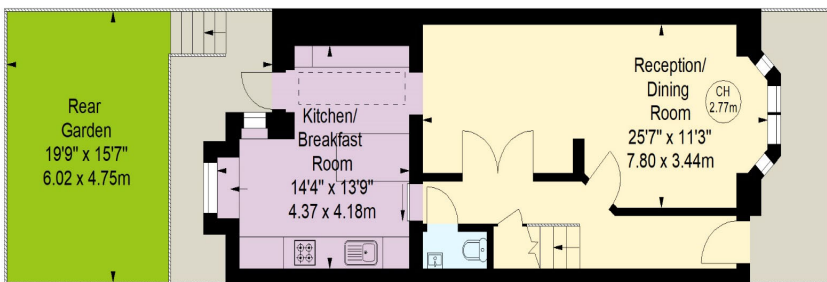
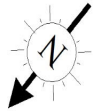
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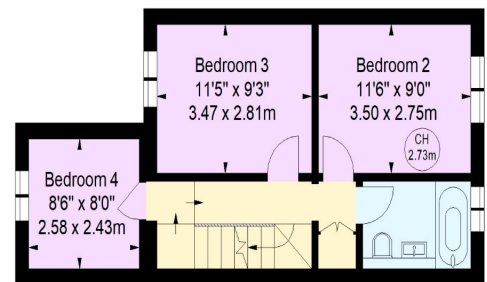
Second Floor

Prospect Road, NW2
 Approximate gross internal area
 1,327 sq ft / 123.28 sq m
 (Including Eaves Storage)
 Eaves Storage
 93 sq ft / 8.64 sq m

Key :
 CH - Ceiling Height



Ground Floor



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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	

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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.