



## OAKLEY GARDENS

Church Walk  
Hampstead  
London  
NW2

Guide Price  
£595,000

Sole Agent

A stylish, interior designed one bedroom apartment (60.2 sq m/648 sq ft) located on the first floor within the popular Oakley Gardens development peacefully situated in Church Walk.

The apartment is presented to the highest specifications with wooden flooring throughout, floor-to-ceiling windows, communal gardens and daytime concierge. It provides generous living space and further benefits from partial air conditioning and an underground parking space.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

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Located moments away from cafes and shops on Finchley Road. The development is a short distance from Golders Hill Park (0.4 miles) and Golders Green tube station (0.8 miles).

Guide Price  
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Subject To Contract

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Share of Freehold

Service Charge: £4,600 P/A





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## ACCOMMODATION

- Bedroom with Walk-In Dressing Room
- Family Bathroom
- Open Plan Kitchen/Living Area

## AMENITIES

- Lift
- Daytime Concierge
- Communal Garden
- Underground Parking Space
- Partial Air Conditioning

COUNCIL TAX: D

EPC RATING: B

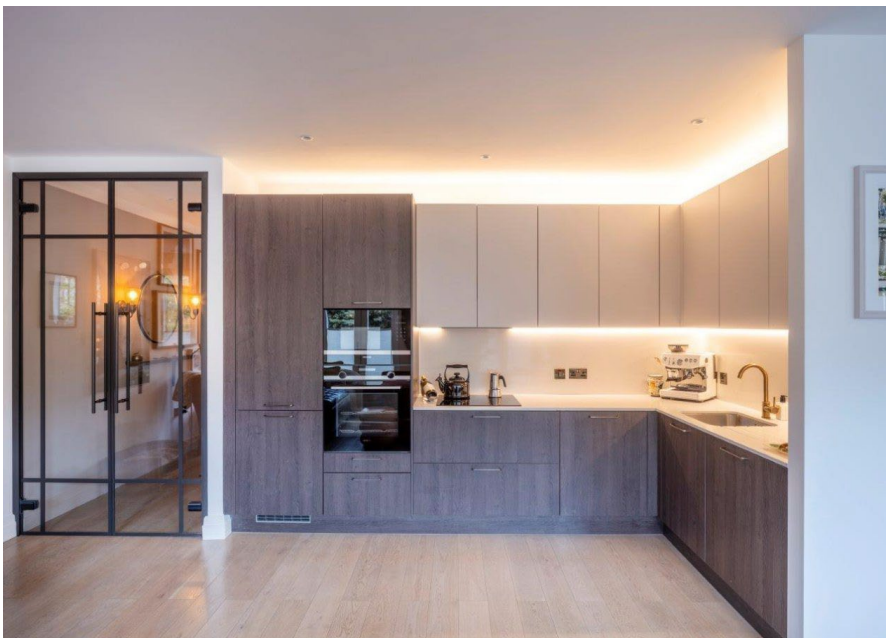




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Room		
Living/dining/kitchen	20' x 18'7"	6.1 x 5.7m
Bedroom 1	11'8" x 9'8"	3.6 x 3m
Total area	648 sq ft	60.2 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.