



**Priory Road, NW6**  
Guide Price: £775,000, Share of Freehold









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**Share of Freehold with underlying  
lease of 998 years unexpired**

**Service Charge: £1,300 per annum**

Ref PCL250072

## Priory Road, NW6

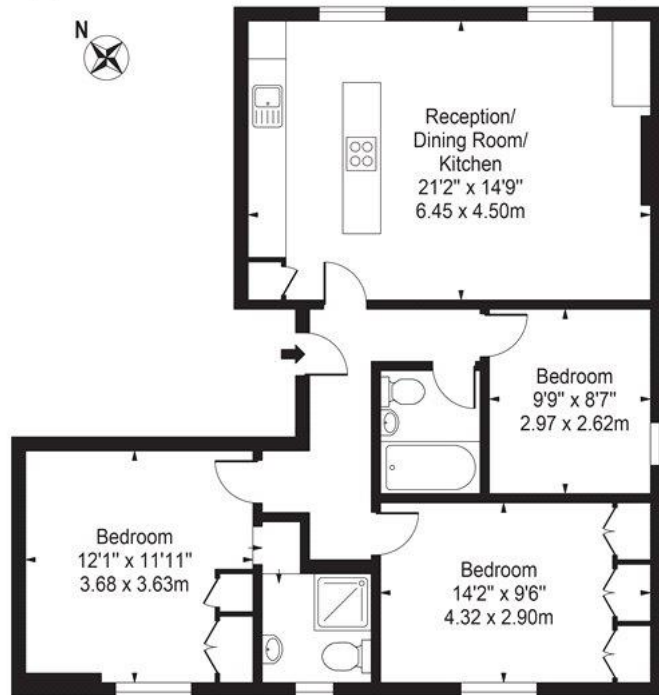
This is a fantastic opportunity to acquire a very well-proportioned apartment, set on the first floor of a handsome period conversion in a superb location.

The apartment is currently in fair rental condition, boasting various period features but in particular outstanding ceiling volumes throughout. Focused around an extremely large and naturally bright reception/ dining, living and open plan kitchen everyday space. Down the hallway are three good sized bedrooms with plenty of wardrobes, the principal profiting from an en-suite shower room and the other two bedrooms sharing the good-sized family bathroom. The property further benefits

from a share of the building's freehold and access to the lovely communal gardens.

Priory Road is a quiet and leafy residential Street that sits in between three very popular spots in West Hampstead, South Hampstead & St John's Wood. Both West Hampstead & Finchley Roads bustling Highstreet offers a variety of world class amenities, bars, shops, restaurants etc which are virtually on your doorstep. In terms of transport links, you are spoilt for choice, West Hampstead has four different train stations, whilst Finchley Road has a further two lines, providing a simple and efficient commute across the capital and country.

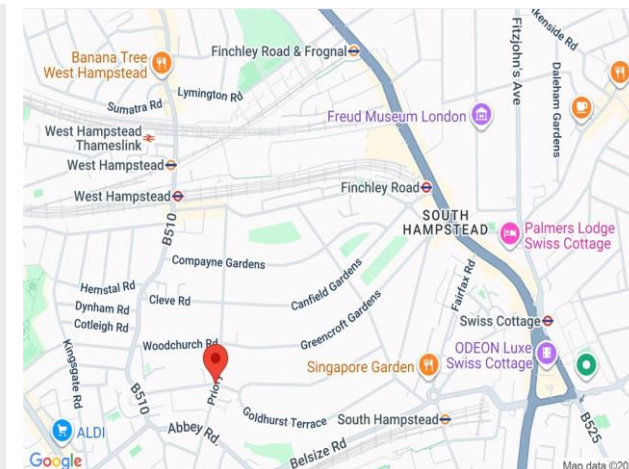
# Priory Road Approx. Gross Internal Area 860 Sq Ft - 79.90 Sq M



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.