

A-B-A-C-U-S

WEST HAMPSTEAD

Oppidan Apartments Linstead Street, West Hampstead NW6

This beautiful and sophisticated 3 bed, 2 bath flat has been lovingly refurbished to retain classic historical details complimented with modern updates. Across two floors, this spacious apartment has a real sense of a home as you enter the formal vestibule. The impressive open plan lounge and dining area has soaring double height windows bringing in lots of light. The fully fitted kitchen with its sleek design blends seamlessly into the open plan space. The large master bedroom includes space for a sitting area and has a walk-in wardrobe and modern ensuite. The two other bedrooms are well sized including plenty of storage space and the family bathroom is contemporary and stylish. A bonus space is the upstairs mezzanine area offering versatility as a den, office or play area. Set in a gated development with floral landscaping and walkway paths, this former Victorian school conversion has an impressive exterior of original brickwork and large picturesque windows. This intimate block is well looked after by the day porter and each flat comes with its own dedicated parking space. The development is adjacent to Kilburn Grange Park with its children's playground, open gym and tennis courts. Located in West Hampstead, you are just a few minutes' walk from charming West End Lane with its village feel. The local restaurants offer a range of various cuisine and the quaint cafes, friendly pubs and local shops make West Hampstead one of northwest London's favourite communities. Along with its excellent transport links including West Hampstead tube station, overground station and Thameslink rail station all within a 10 minute walk. Get in touch today to come see this gorgeous home and experience the lifestyle it offers.



£1,100,000 Leasehold

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Linstead Street, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 1454 SQ FT 135.1 SQ METRES (EXCLUDES GALLERIED AREA)

A B A C U S



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

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SAT - 9.30AM TO 4.00PM

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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
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