

— A — B — A — C — U — S —

— W E S T H A M P S T E A D —

Fordwych Road, London, NW2

A beautiful Two bedroom split level Victorian conversion with private garden offered chain free. The recently refurbished property comprises a large reception room with doors leading to your own garden and large kitchen, with the main bathroom also on this floor. The two bedrooms and guest W.C are on the upper floor. This property will appeal to young families, first time buyers and investors alike. Fordwych Rd is conveniently located for access to a Thameslink and Jubilee Line station, as well as countless bus routes. The nearby High Street offers an eclectic mix of restaurants and cafes for young professionals, students and families.



£500,000 Leasehold

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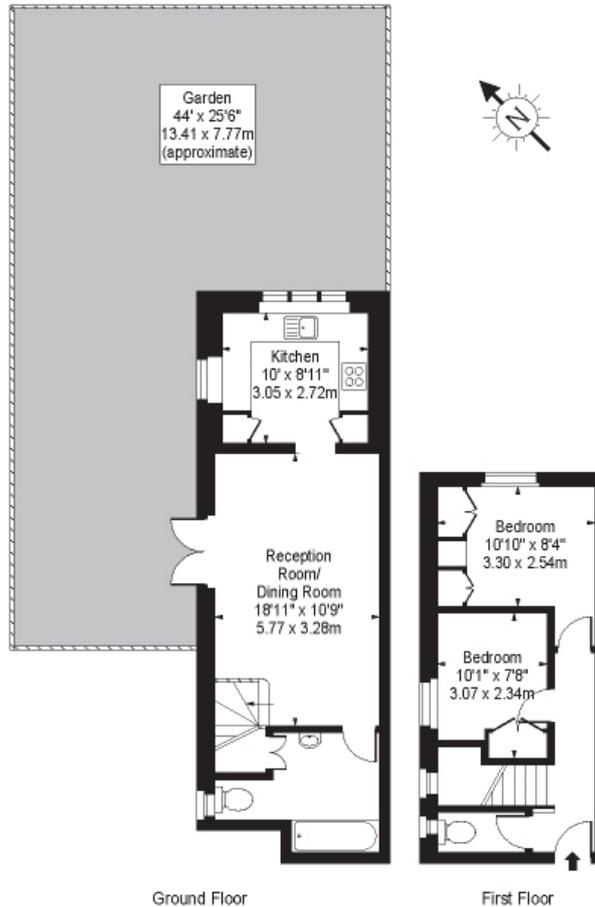


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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Approx Gross Internal Area **669 Sq Ft - 62.15 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

OPEN MON-FRI 9.00AM TO 6.30PM

SAT - 9.30AM TO 3.00PM

SUN - BY PRIOR APPOINTMENT

Important Notice

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.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.