



Finchley Road, Hampstead, London, NW3 .| £1,700,000

- Seven Bed Property
- First & Second Floor
- Naturally Bright
- Excellent Rental Investment

- Share of Freehold

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

A wonderful opportunity to acquire a 7 bed, 3 bath duplex apartment in NW3. This apartment benefits from its own private entrance and occupies the first and second (Top) floor of this residential period building. Boasting in excess of 2600 sq ft this naturally bright property offers 7 double bedrooms, a generous reception room, kitchen, 3 bathrooms and a separate WC. Further benefits include triple glazing, miele appliances, granite work surfaces and built in wardrobes to many of the bedrooms. This property would be an ideal rental investment with potential to generate an income of circa £5,000 per calendar month. "Potential to create large balcony STTP" Further bonuses are to include use of extensive communal gardens with playground, rose garden and football field. Easy transport links to central London, surrounded by lovely area of Hampstead, walking distance to Hampstead High street and near local amenities. Tube & bus to St John's Wood, Baker Street, Oxford Street. Near Camden Arts Center, JW3 and the O2 Center.

| | |
|---|------|
|  | Flat |
|  | |
|  | x 5+ |
|  | x 2 |
|  | x 3 |



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



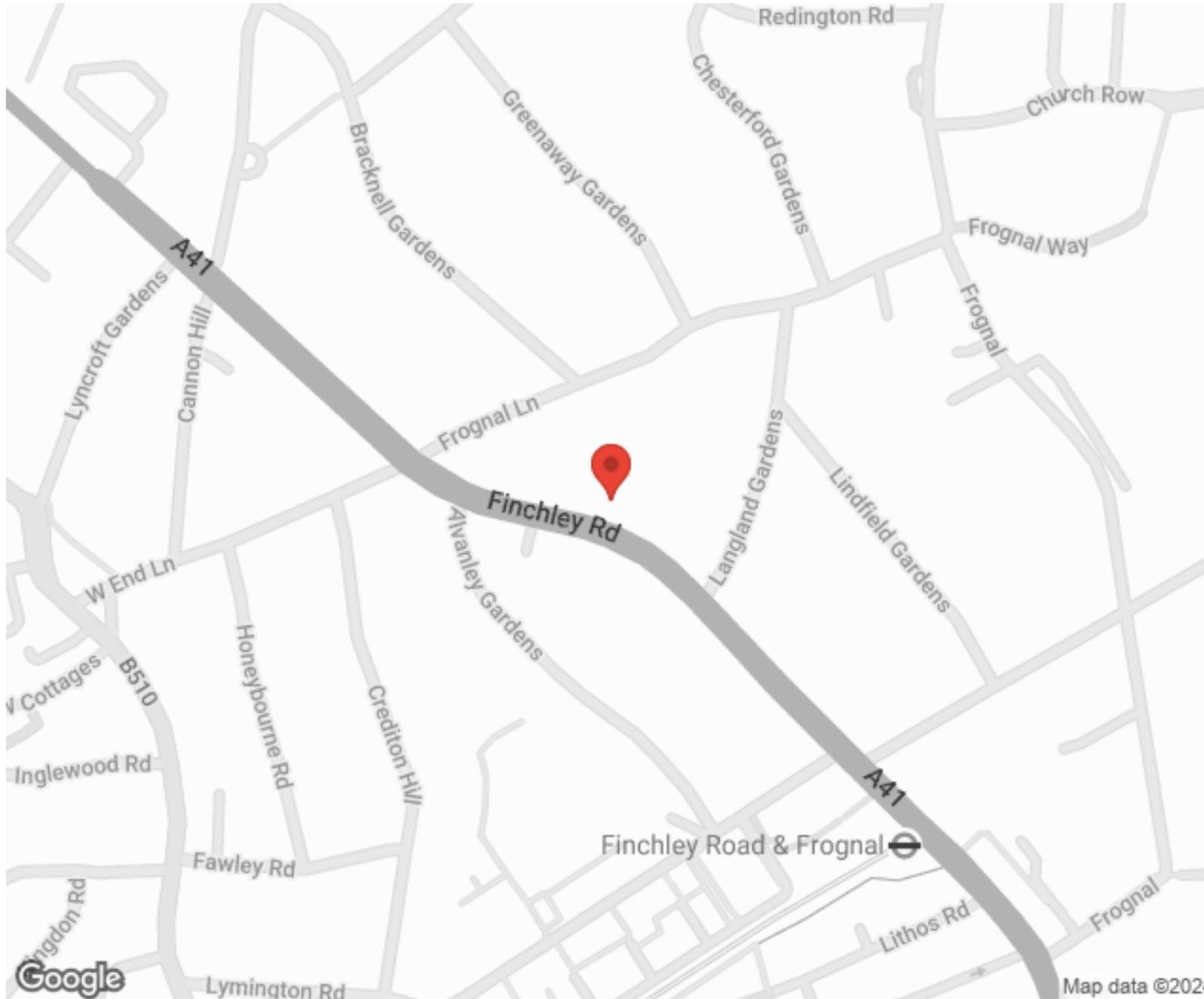
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | (92-100) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | 71 | 67 | 68 |

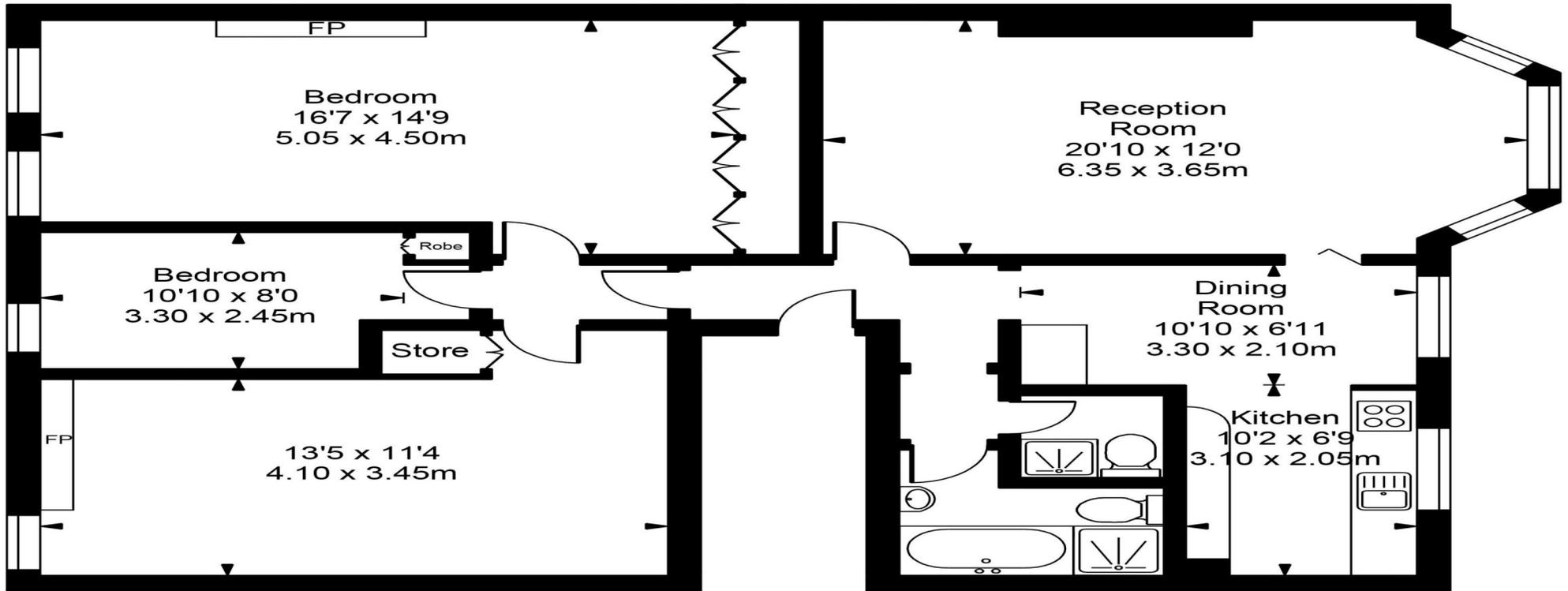
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Google
★★★★★
4.9 Stars | 132 Reviews

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Finchley Road



First Floor



Approx Gross Internal Area **1297 Sq Ft - 120.53 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown.

Floor plan by www.bestangle.co.uk