



Greencroft Gardens, South Hampstead, London, NW6 .| £1,350,000

- Abundance of Natural Light
- First Floor
- Over 1400 SQFT
- Balcony


- Share of Freehold
- High Ceilings

"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!"

Presenting this gorgeous, free-flowing two bed, two bath apartment found on the first floor of this attractive period conversion, set on the quiet, tree-lined street of one of the most premier roads in South Hampstead.

Offering an incredibly generous 1400+ sq ft of space, this property compromises of a bright and airy, open-planned kitchen and living space with beautiful Tudor style windows featuring mosaic glass detailing – more similarly lovely character-enhancing features can be found speckled throughout this otherwise very modern apartment. The kitchen benefits from being fully implemented and boasting a 5-hob gas burner, stainless steel counter tops and breakfast bar. The spot-lighting and gorgeous pine-coloured hard-wood flooring runs throughout the spacious property, including the two impressively proportioned bedrooms. The master bedroom boasts not only a desirable walk-in wardrobe, but also access onto a charming, yet sizeable balcony. Finally you have two stand-alone modern, half-tiled bathrooms (one shower room).

Set in an enviable location, nestled between both West Hampstead Station (Overground, Underground, Thameslink) and Finchley Road Station (Metropolitan lines), and surrounded by a wealth of excellent amenities, including being within streets of multiple very respected nurseries and schools.

**Flat**



 x 2

 x 1

 x 2

SCAN FOR
A VIDEO
WALKTHROUGH



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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."



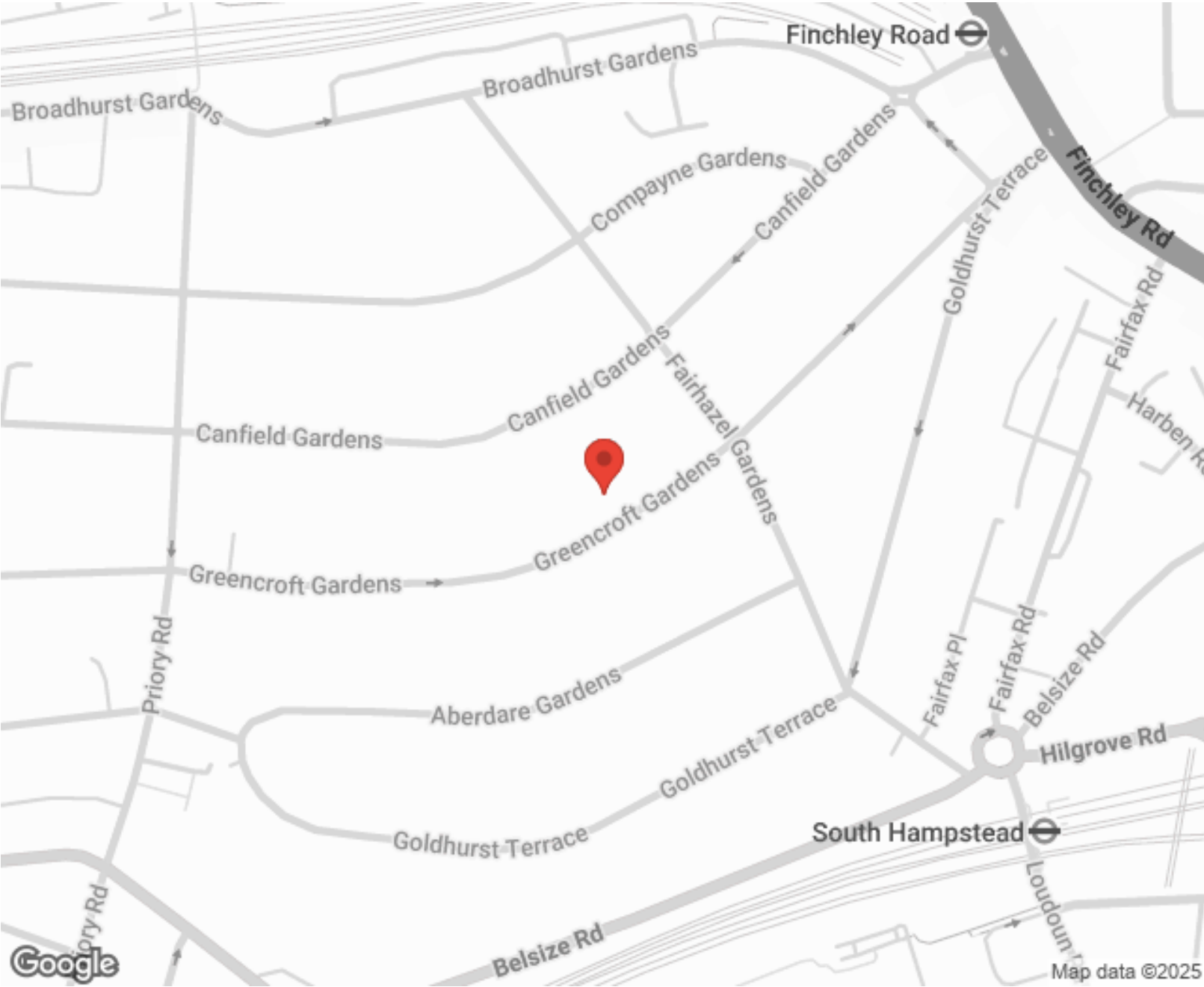
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**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		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive			EU Directive		

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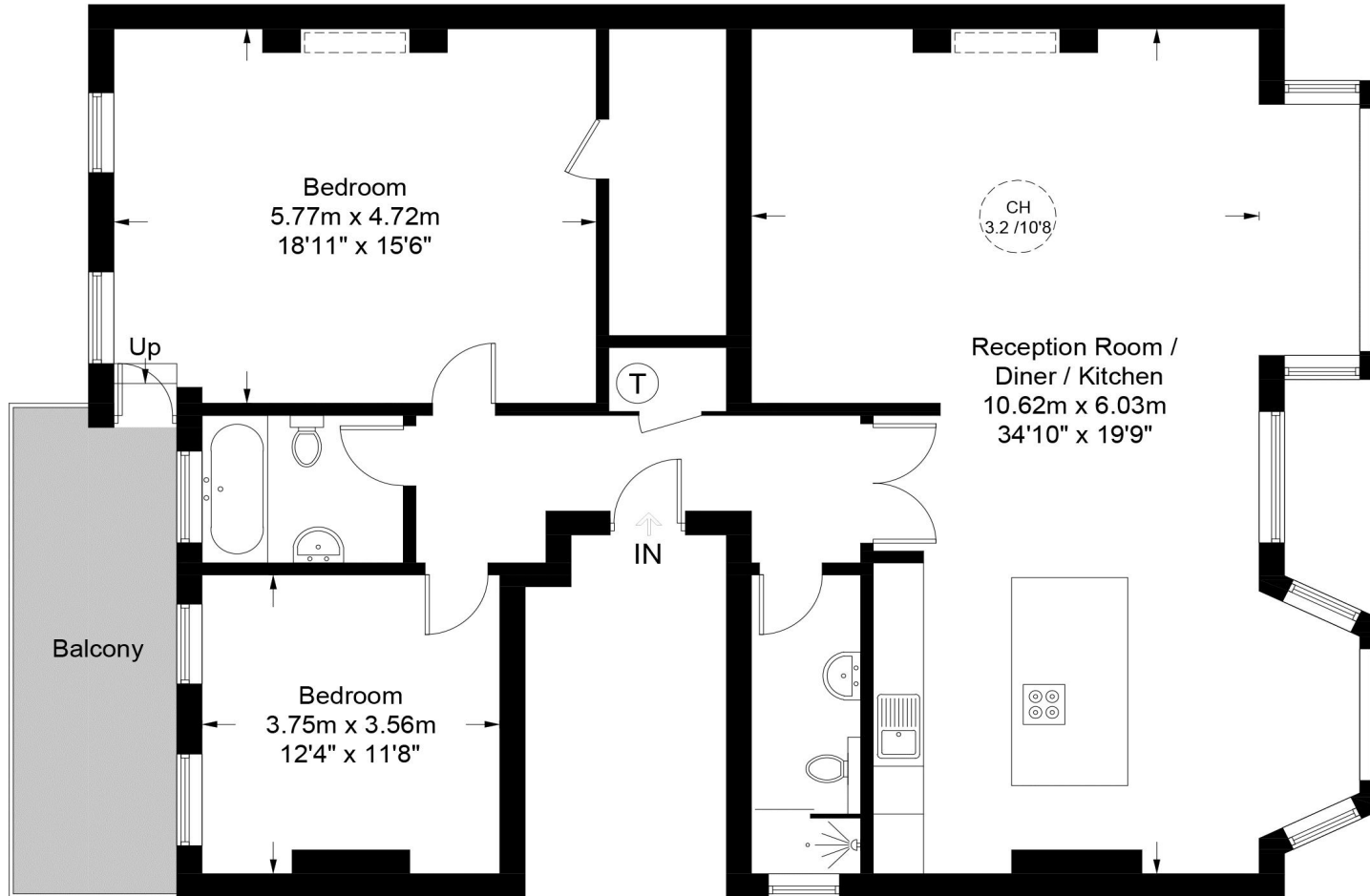
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Greencroft Gardens, NW6

Approximate Gross Internal Area = 1415 sq ft / 131.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 9 sq ft / 0.8 sq m
Total = 1424 sq ft / 132.3 sq m

 = Reduced headroom below 1.5m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID660039)