

HADLEIGH  
RESIDENTIAL



GROVE PLACE, NW3

£599,950 LEASEHOLD

# GROVE PLACE, NW3

£599,950

TWO BEDROOMS | RECEPTION ROOM | KITCHEN | BATHROOM | GUEST CLOAKROOM | FIREPLACE | SASH WINDOWS | CHARMING LOCATION | CLOSE TO HAMPSTEAD HEATH |

## DESCRIPTION

A charming two bedroom apartment set on the ground floor of this characterful purpose built block which is beautifully situated in the tranquil backwaters of Hampstead Village. Internally the apartment provides approximately 560 sq ft and boasts a 16' reception room with wood laminate floors and fireplace, fitted kitchen, bathroom and guest cloakroom. Grove Place is ideally located just a short walk from the open spaces of Hampstead Heath, the shops cafes and restaurants of the Village and Hampstead underground station.



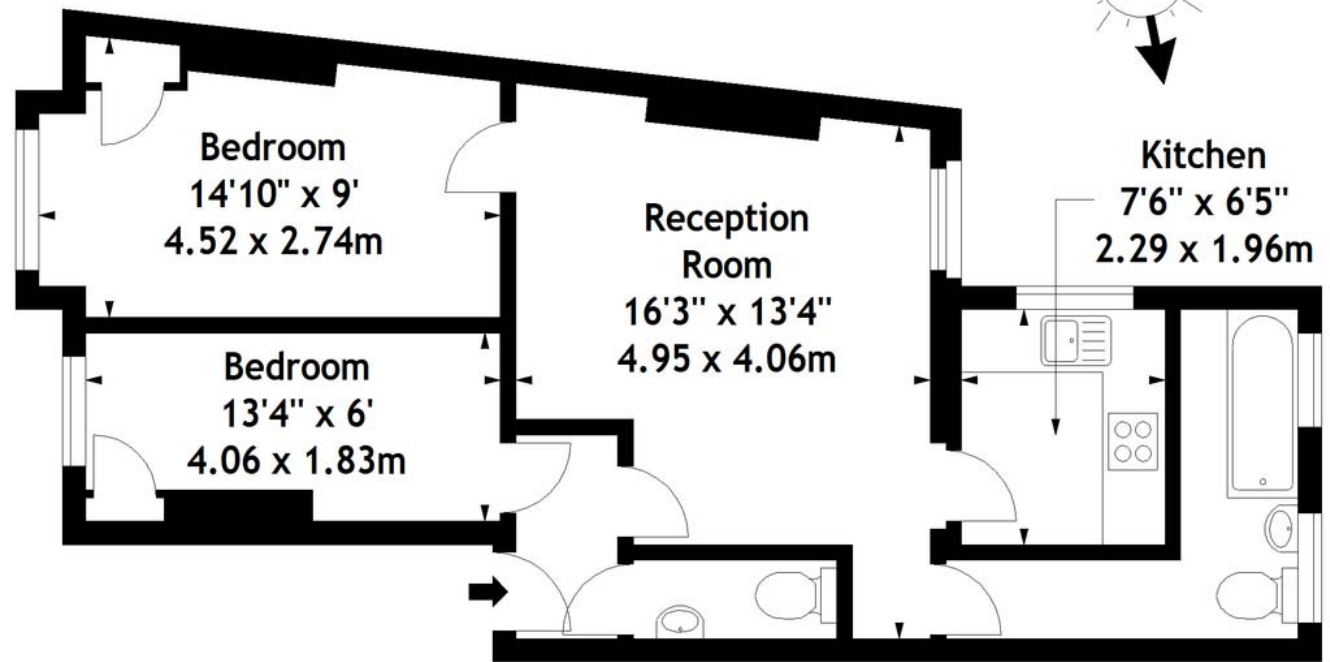
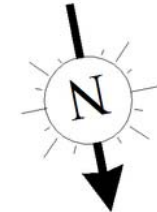
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INTERNAL AREA:  
559 SQ.FT / 52 SQ.M

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>Directive 2002/91/EC</small>		

Grove Place, NW3  
Approx. Gross Internal Area \*  
559 Ft<sup>2</sup> - 51.93 M<sup>2</sup>



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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