



1 bed apartment to buy in NW6

Ariel Road, London, NW6 2DY

£350,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Permit Parking parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ideal first time buy
- ✓ Close to bars and restaurants
- ✓ Hardwood flooring
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Set on the top floor of a well-maintained building, this bright and spacious one-bedroom apartment offers an excellent opportunity for first-time buyers or investors alike. The property features a generous reception room filled with natural light, providing an ideal space for both relaxing and entertaining. A separate, recently fitted kitchen offers modern convenience, while the bathroom benefits from a window, allowing for natural ventilation and light. Further highlights include attractive hardwood flooring throughout, a useful storage cupboard, and additional access to loft storage space. Conveniently located within a short walk of West Hampstead's excellent transport links, including the Jubilee Line, Thameslink, and Overground stations, the property is perfectly positioned for easy access across London. Offered chain free, this is a superb opportunity to acquire a well-presented home in a highly sought-after location.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 999

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £350,000

Property Type: Apartment

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

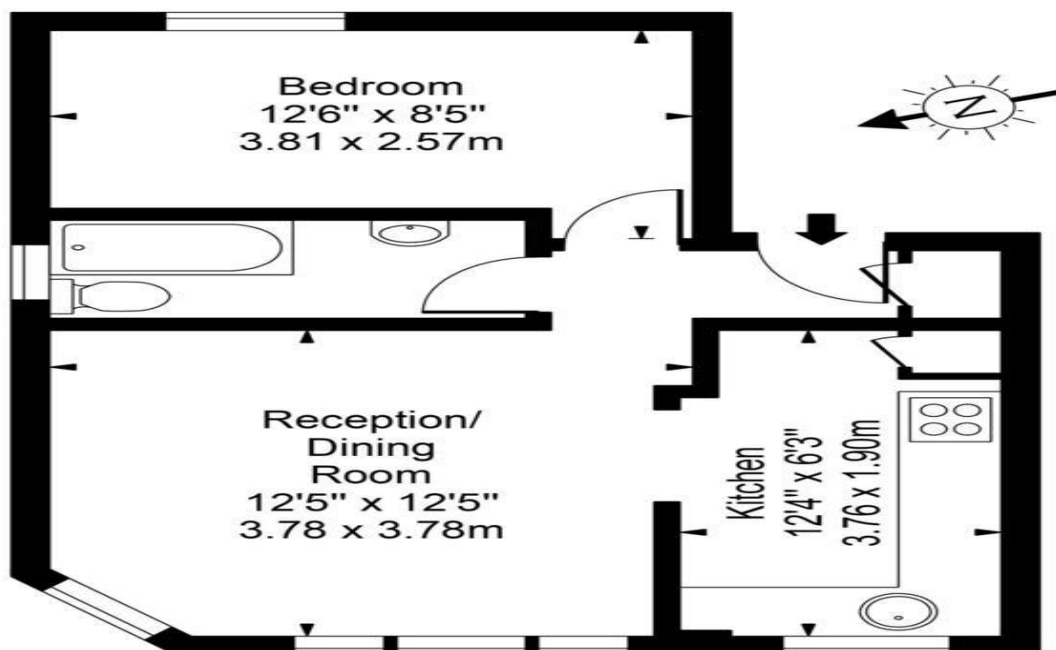
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Ariel Road, NW6



Second Floor

Approx Gross Internal Area **400 Sq Ft - 37.16 Sq M**

For Illustration Purposes Only - Not To Scale
www.tomekphotography.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(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

Ariel Road, London, NW6 2DY

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

