



GLADSTONE COURT, NW6 £375,000 SOLE AGENT Subject to contract

A well-presented one-bedroom apartment set on the first floor of a well-maintained block. The property is conveniently located for the shops, bars and restaurants of South Hampstead, Swiss Cottage and West Hampstead as well have been superbly located for the transport links of Swiss Cottage (Jubilee Line), South Hampstead (Overground) and Finchley Road (Jubilee & Metropolitan Lines). The property has a short lease of 58 years remaining and is offered chain free.

One Bedroom | Chain Free | 58 Year Lease

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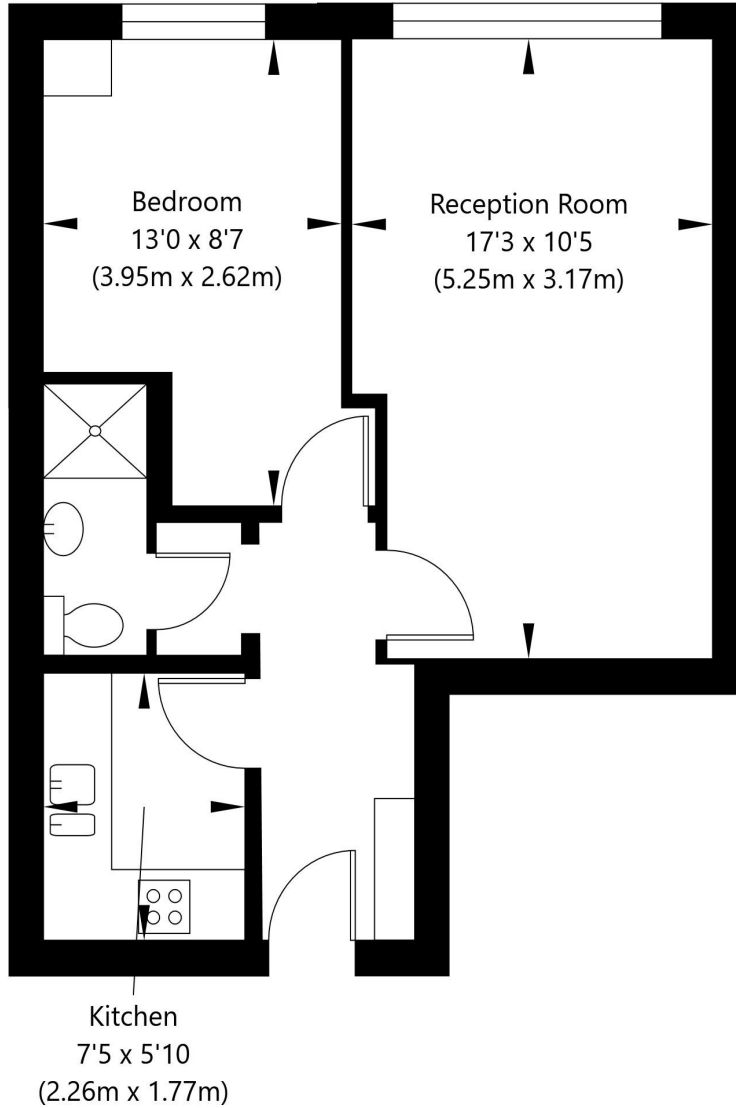
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For every step...

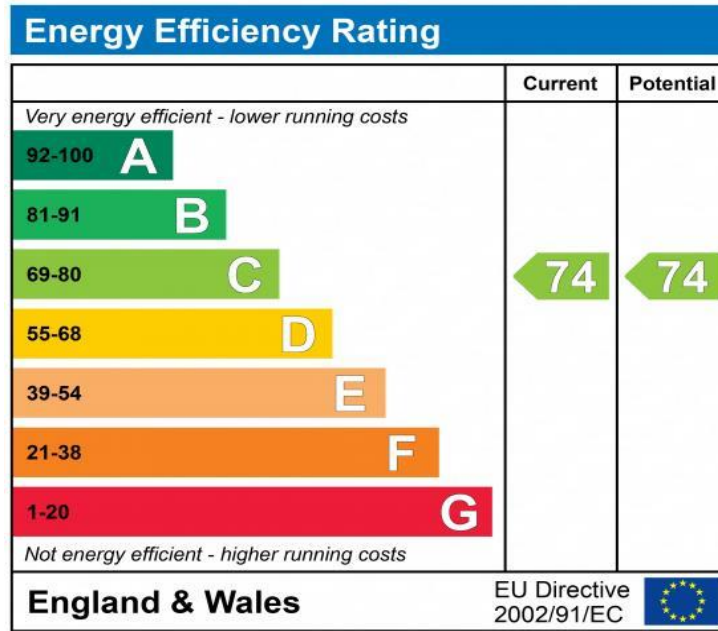


Gladstone Court, 49 Fairfax Road, NW6 4EP

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 38.6 SQ M / 415 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 38.6 SQ M / 415 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



Tenure: Leasehold
Term: 99 years from 25/03/1982 **NOTES:**
Service Charge: £1200 per annum
Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

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