



Fleet Road | London | NW3

Asking price £700,000 | Leasehold - Share of Freehold

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ADN
RESIDENTIAL

Situated within an attractive period property on Fleet Road, this bright and spacious one-bedroom apartment offers approximately 720 sq ft of well-presented internal accommodation, complemented by a superb 223 sq ft private roof terrace with far-reaching views across London.

The property features a stylish open-plan kitchen and reception room, creating a light-filled and contemporary living space. The generous double bedroom benefits from extensive built-in storage, while the modern bathroom is beautifully finished with white terrazzo tiles.

A particular highlight is the impressive private roof terrace, providing an exceptional outdoor space for relaxing and entertaining while enjoying panoramic views across the capital.

Ideally positioned, the apartment is just 0.7 miles from Hampstead Heath Overground station and only 0.3 miles from the excellent selection of independent shops, cafés, restaurants and everyday amenities that South End Green has to offer. The vast open green spaces of Hampstead Heath are also moments away, making this an outstanding home in one of North London's most desirable locations.

Tenure - Share of Freehold
Leasehold - 91 Years Remaining
Service Charge: £1,000 Per Annum

- One Bedroom
- Bathroom
- Wooden Flooring
- Open Plan Kitchen / Reception Room
- Private Terrace
- Permit Parking

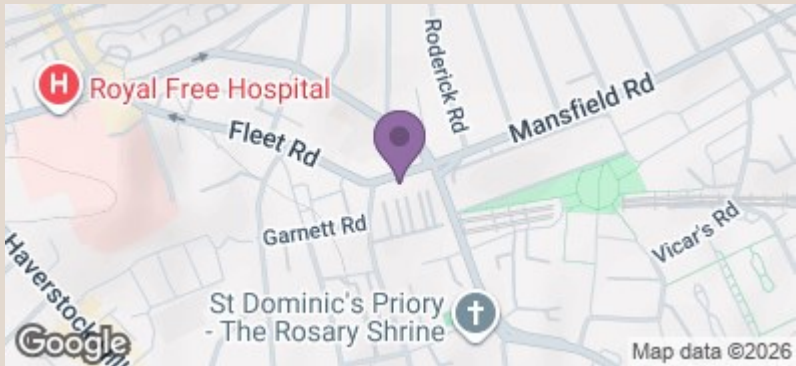
Council Tax Band: D
EPC: D











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	66
		EU Directive 2002/91/EC	

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