



Grampian Gardens, London – NW2

£420,000 Share of Freehold

A spacious three-bedroom duplex flat arranged over the first and second floors, offered chain free. Extending to approximately 900 sq ft, the property features a generous reception room with a recessed kitchen, alongside a double bedroom with en-suite on the first floor.

The second (top) floor comprises two further bedrooms and a family bathroom, providing well-balanced accommodation ideal for families.

Additional benefits include an allocated parking space and the property being sold with a share of the freehold. The flat offers excellent potential for a purchaser to update and enhance to their own taste.

Share of Freehold with a 113 year lease

Peppercorn ground rent

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

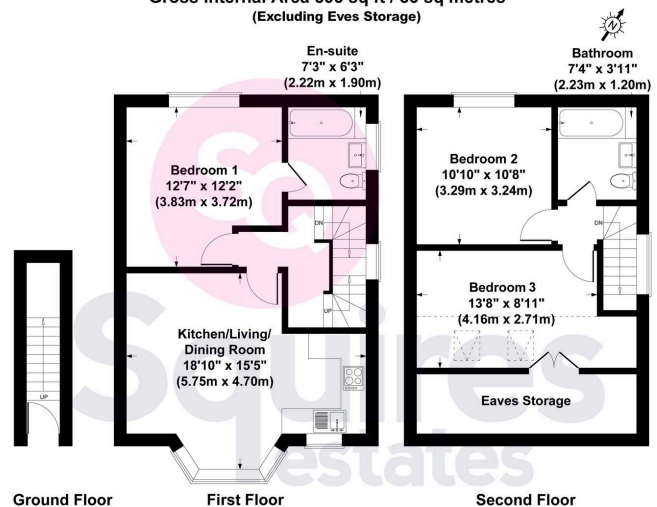
EPC Environmental Impact Rating: E



- Three bedrooms
- Chain free
- Over 2 levels
- Allocated parking space
- Council tax band D
- Close to 900 Square foot
- 2 Bathrooms
- Large reception room



Grampian Gardens, NW2 1JG
Gross Internal Area 893 sq ft / 83 sq metres
(Excluding Eaves Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.