



## 36 Greenhill, Prince Arthur Road, NW3 5UA

**£975,000**

Please visit our website to view the virtual tour. [www.naylius-mckenzie.co.uk](http://www.naylius-mckenzie.co.uk)

We are delighted to offer for sale this beautifully presented, bright and spacious two bedroom apartment, set on the first floor of a highly sought-after 1930's purpose built block in the heart of Hampstead Village. Ideally located just a short walk from Hampstead Underground Station (Northern Line) and moments from the area's charming boutiques, cafes and restaurants, the property perfectly combines convenience with the village charm. Extending to approximately 1,020 sq. ft (95 sq m), the apartment offers well-proportioned and versatile living accommodation. The welcoming entrance hall features attractive wood flooring and leads to a generous interconnecting reception and dining room, ideal for both entertaining and everyday living. There is a modern fitted kitchen, two spacious double bedrooms with built-in wardrobes, family bathroom, and a separate guest cloakroom. Further benefits include one off-street parking (available on a first come, first served basis), lift access, portorage, and a service charge that

### Features

- ✔ Two double bedrooms with built in wardrobes
- ✔ Fully fitted kitchen
- ✔ Double reception room
- ✔ Bathroom
- ✔ Guest cloakroom
- ✔ Communal gardens
- ✔ Lift
- ✔ Portorage
- ✔ Situated in the heart of Hampstead Village

includes the heating and hot water. The property is held on a 999-year lease from 24th June 1982, with approximately 955 years remaining. Early viewing is highly recommended. Sole agent.

- ✓ Long 955 year lease
- ✓ Only a short walk to Hampstead tube station (Northern line)
- ✓ Heating & hot water is included in the service charge
- ✓ Spacious 1020 sq. ft/95 sq. meters
- ✓ Chain Free



2 Bedroom



2  
Reception



1 Bathroom



OSP



Garden