



## Beckford Building, Heritage Lane, West Hampstead, London, NW6

£800,000

2 2

Welcome to the Beckford Building, a fantastic contemporary development situated in the heart of West Hampstead.

This sun-soaked two-bedroom, two-bathroom first-floor apartment offers the finest contemporary living and benefits from its own private balcony and private terrace (limited flats have this). It boasts nearly 800 sq ft of accommodation with herringbone wooden floors, brass fixtures and fittings, and thoughtful storage throughout. The apartment comprises two double bedrooms, a master bedroom with an en-suite walk-in shower room and built-in wardrobes, and a huge open-plan contemporary kitchen and living room.

Residents of this West Hampstead Square development benefit from a 24-hour concierge service, air conditioning within the apartment, a video intercom system, a resident gym, a sauna and steam room, and communal gardens.

### Floor Area

779 sq. ft.

### Tenure

Leasehold

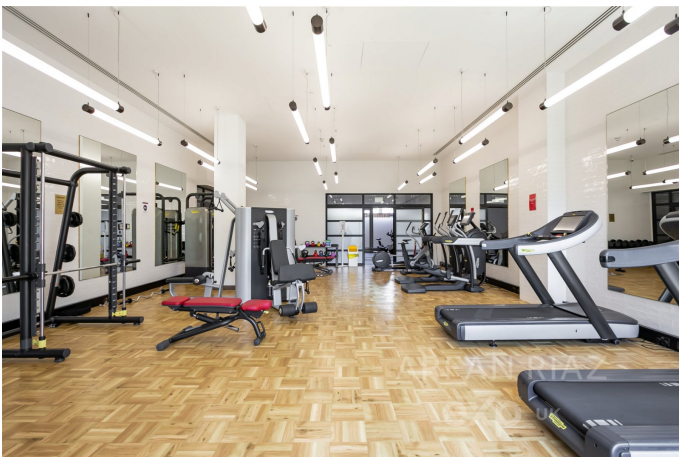
### Service Charge

£8607.21 per annum

### Ground Rent

£750 per annum

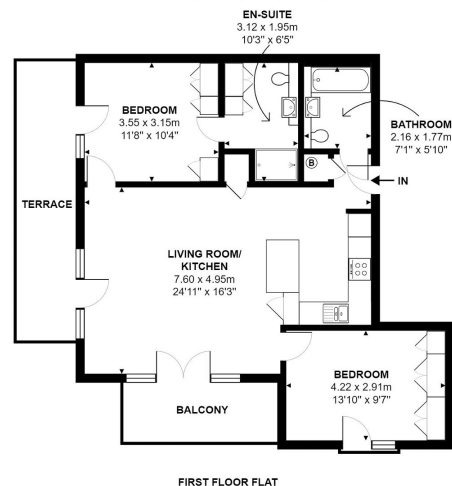
- QUOTE REF AR0255
- Contemporary two bedroom apartment
- Air conditioning, lift and triple glazing
- 24-hour concierge service
- Private balcony, private terrace and communal gardens
- Sought-after West Hampstead Square development
- Principal bedroom with ensuite shower room
- High quality fixtures and fittings throughout
- Residents gym, sauna and steam room
- Stones throw from Jubilee, Thameslink and Overground lines



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

## Heritage Lane, London, NW6

APPROX. GROSS INTERNAL AREA: 72.4 m<sup>2</sup> ... 779 ft<sup>2</sup> (excluding balcony, terrace)



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.