



Viewing by appointment only
Allen Goldstein - Bloomsbury
104 Cromer Street , London WC1H 8BZ
Tel: 020 7183 4101 Email: enquiries@allengoldstein.com Website: <http://www.allengoldstein.com>



Wendling Estate

£495,000 Leasehold

Amazing Investment Opportunity - Large 3 bed flat near Belsize Park, NW5

Description

Allen Goldstein is proud to present a brilliant investment opportunity ideal for either a buy to let investor or someone looking for a family home in a good area.

A buy to let investor would benefit from the large kitchen which was previously used as an open plan kitchen and lounge allowing the flat to be rented as a four bed.

A family benefits from the proximity to Hampstead Heath, the amazing transport links with a bus stop right outside the house giving direct access to Camden, Kings cross, Soho etc.

This well located split level three bed property is in between Gospel Oak and Belsize Park.

The first floor comprises a generous living room complete with a balcony. Next door is a good sized bedroom.

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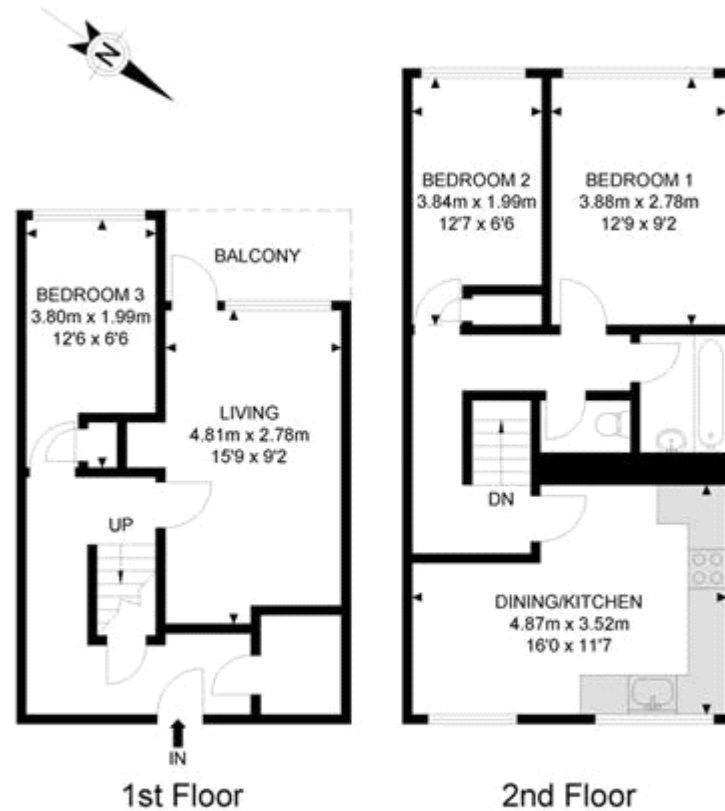
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APPROX. GROSS INTERNAL FLOOR AREA 862.18 SQ FT / 80.10 SQM

APPROX. GROSS EXTERNAL FLOOR AREA 43.05 SQ FT / 4.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		

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