

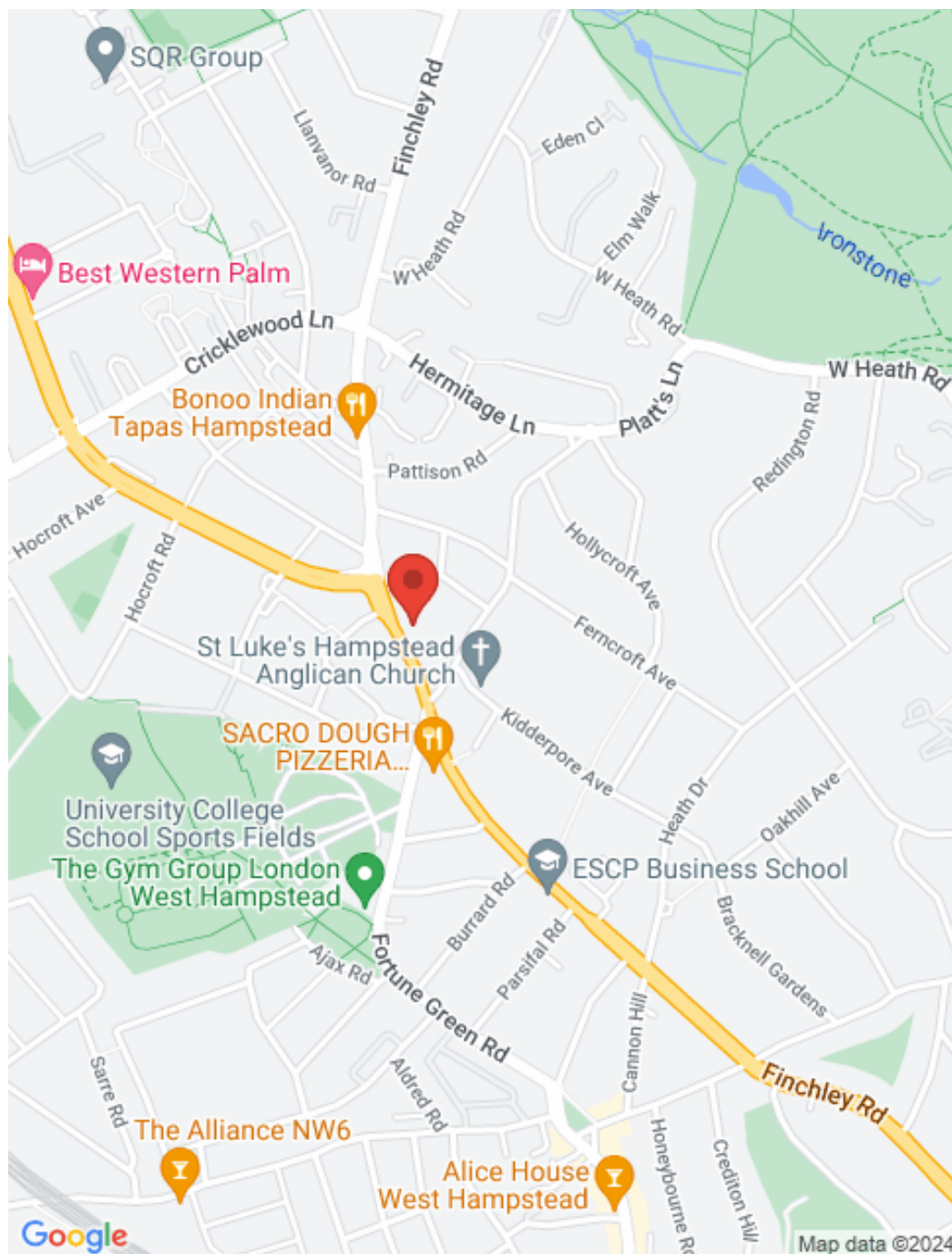


ESTATEOLOGY

Platts Lane, London NW3
Guide Price: £850,000 - £950,000 L/H

3 2 1





Key features

A recently refurbished first-floor apartment in this charming period block. Located between Finchley Road and West Heath Road, providing easy access to the local schools, bars and restaurants, along with all the other amenities and transport links along Finchley Road. Call now to book your exclusive viewing slot.

- Three Bedrooms
- Spacious 21ft Lounge
- High Ceilings
- Bright and Airy Kitchen
- Close to Local amenities
- Great Local schools
- West Heath Lawn Tennis Club

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

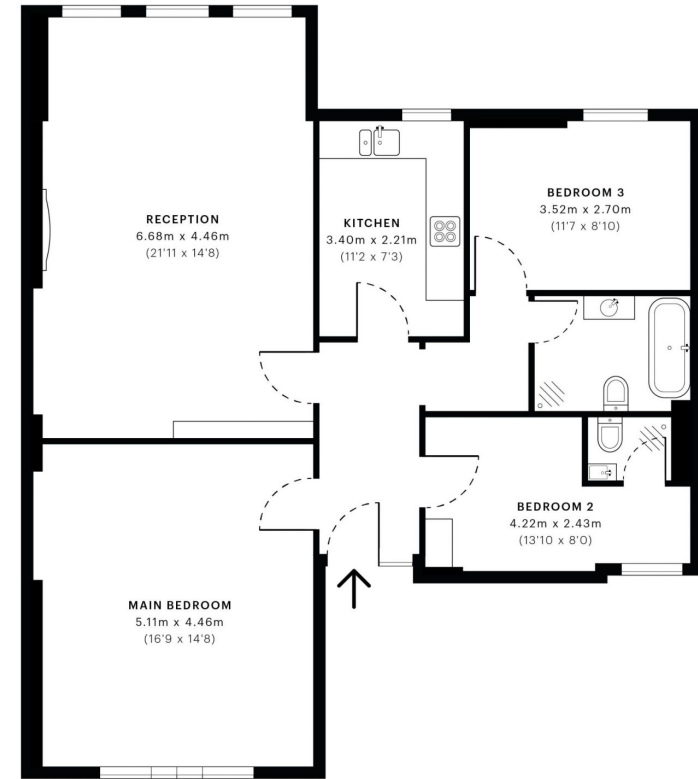
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Windsor Court, NW3

CAPTURE DATE 02/07/2021 LASER SCAN POINTS 1,844,448

GROSS INTERNAL AREA

95.02 sqm / 1022.79 sqft



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
95.02 sqm / 1022.79 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
89.00 sqm / 957.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 95.30 sqm / 1025.80 sqft
IPMS 3C RESIDENTIAL 90.33 sqm / 972.30 sqft

SPEC ID 60ddd5be78ea830dc51e176