





## Ballantrae House, NW2 2PB

This Delightful (ex-local authority) 3 bedroom property is situated on the first floor. Recently redecorated and recarpeted throughout, this property is in excellent condition and offers 2 double bedrooms & 1 single bedroom, large reception, eat-in kitchen, modern bathroom, separate WC, balcony & communal gardens.



Ballantrae House is conveniently located just off The Finchley Road providing many transport links into The City and West End, the nearest stations are Cricklewood (Thameslink) and Finchley Road & Frognal (Overground). The property also benefits from being within easy reach of Hampstead Heath, along with the vast array of shops, cafes and restaurants that Child's Hill provides.

Guide Price: £395,000

Leasehold – Approx. 90 Years Remaining



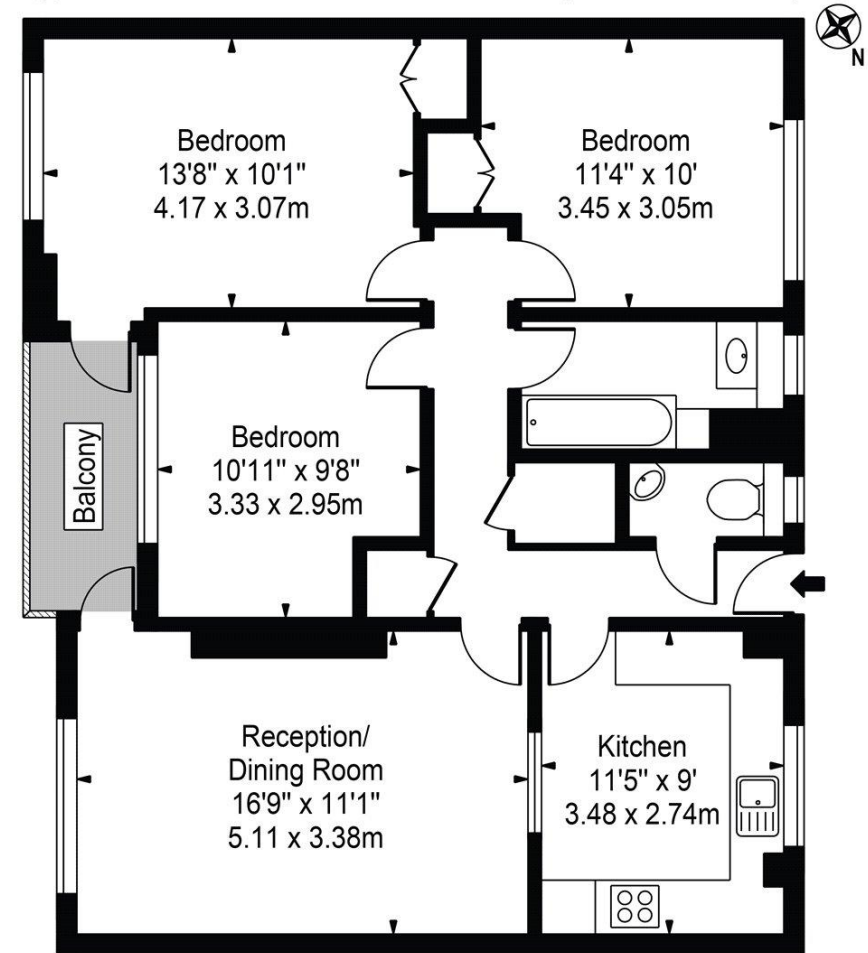
## Dimensions

Approx Gross Internal Area

850 Approx Sq Ft

## Ballantrae House

Approx. Gross Internal Area 850 Sq Ft - 78.97 Sq M



### First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Energy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	76
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	





020 7226 1010

325 Upper Street  
London  
N1 2XQ

[www.hughgrover.co.uk](http://www.hughgrover.co.uk)