



## Greencroft Gardens, South Hampstead, London, NW6 .| £1,225,000

- Three Double bedrooms
- Three Bathrooms
- Kitchen & Island
- Amazing Entertaining space

- Huge Ceiling Heights
- Chain free

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Beautifully presented and extremely bright three double bedroom three bathroom upper maisonette set over the upper floors of this substantial period residence in the heart of South Hampstead.

This outstanding apartment offers in excess of 1300sq ft, and benefits from exceptional entertaining space with a magnificent 35ft kitchen/reception room having a feature fire place and high ceilings, principle bedroom with en-suite, two further double bedrooms (one with a further en-suite), family bathroom. Further benefits include: Amazing internal staircase, hardwood oak flooring, large sash windows, Share of Freehold. Greencroft Gardens is superbly situated for access to many fashionable cafes and local amenities of West End Lane and Finchley road.



Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

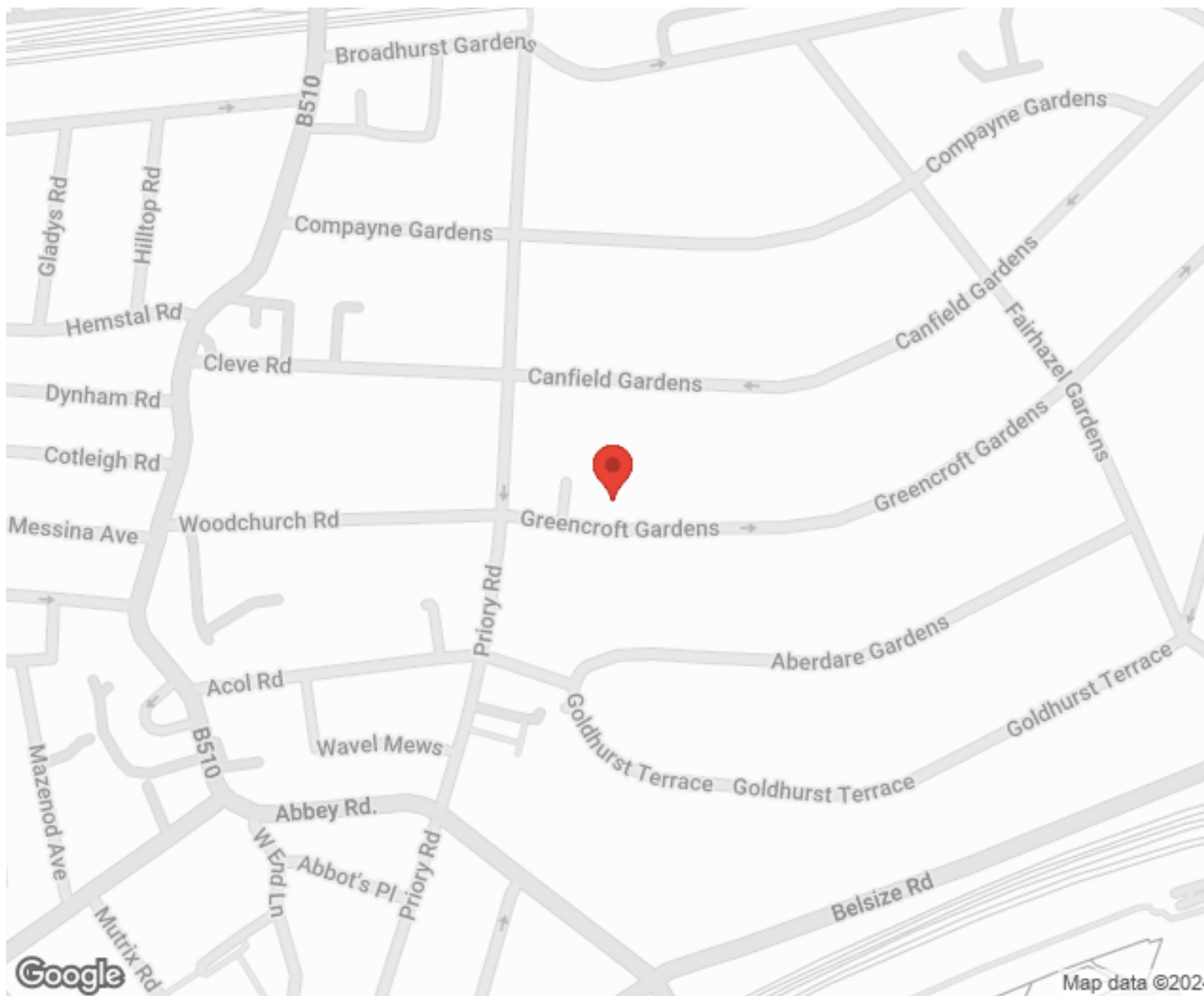
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<span>63</span>		<span>73</span>	
<small>EU Directive</small>		<small>EU Directive</small>	
<small>England, Scotland &amp; Wales</small>		<small>England, Scotland &amp; Wales</small>	

SCAN FOR MORE  
GOOGLE REVIEWS




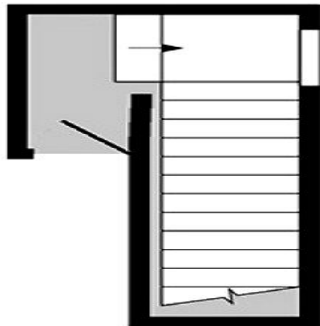
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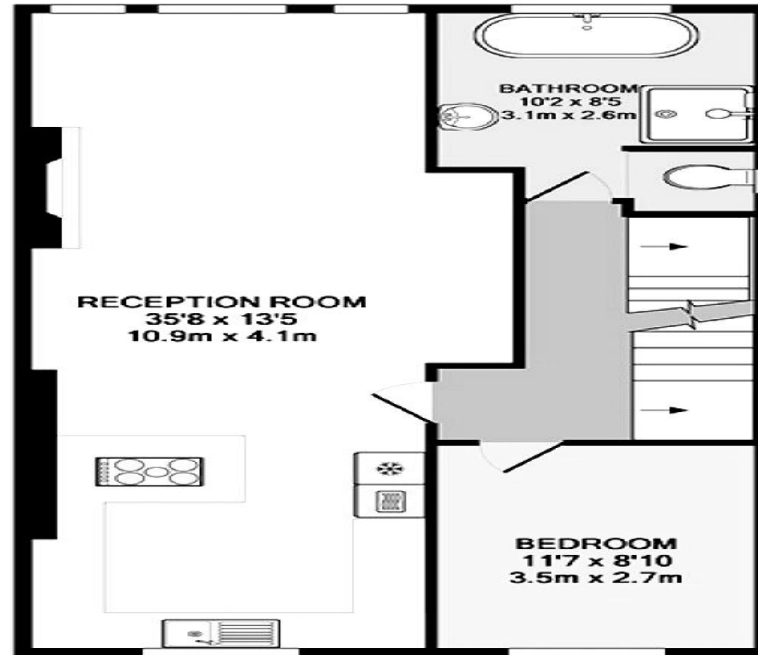
4.9 Stars | 132 Reviews

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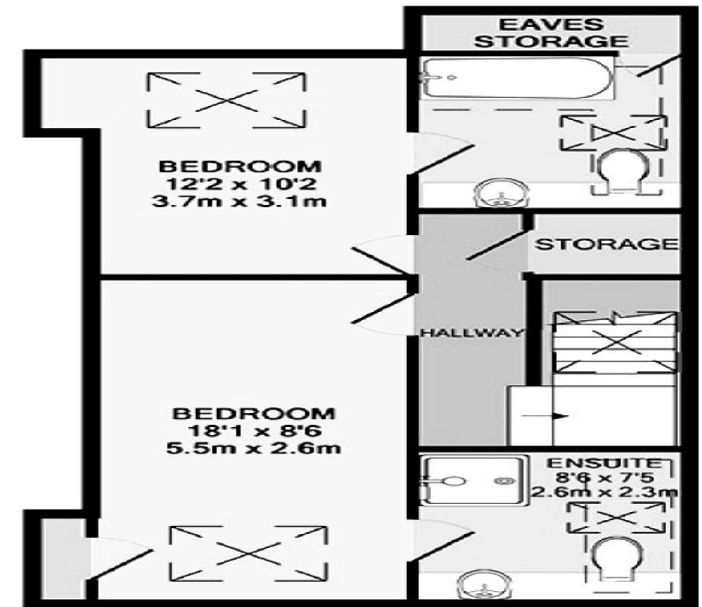
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1ST FLOOR  
APPROX. FLOOR  
AREA 83 SQ.FT.  
(7.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 715 SQ.FT.  
(66.5 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.7 SQ.M.)

**GREENCROFT GARDENS NW6**  
**TOTAL APPROX. FLOOR AREA 1311 SQ.FT. (121.8 SQ.M.)**

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given