

# ASTONCHASE

[astonchase.com](http://astonchase.com)

69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



MELROSE APARTMENTS  
6 WINCHESTER ROAD  
SWISS COTTAGE  
LONDON, NW3

**LEASEHOLD 895 YEARS**  
ASKING PRICE £499,995  
SUBJECT TO CONTRACT

An opportunity to purchase a one bedroom apartment (55 sq m/ 592 sq ft) set on the second floor of this exclusive purpose built block. The apartment has been finished to a contemporary standard throughout. Presented in excellent decorative order and further benefits include a 24 hour concierge service.

Winchester Road is excellently located for the amenities of Swiss Cottage, Belsize Park and St John's Wood, including Swiss Cottage Underground Station (Jubilee Line) and the open spaces of both Regent's Park and Primrose Hill.

SOLE AGENT



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## ACCOMMODATION

- Principal Bedroom
- Bathroom
- Reception Room
- Kitchen/Dining Area

## AMENITIES

- 24 Hour Portage
- Lift

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COUNCIL TAX

Camden Council (Band G)

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EPC RATING:

B

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## IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

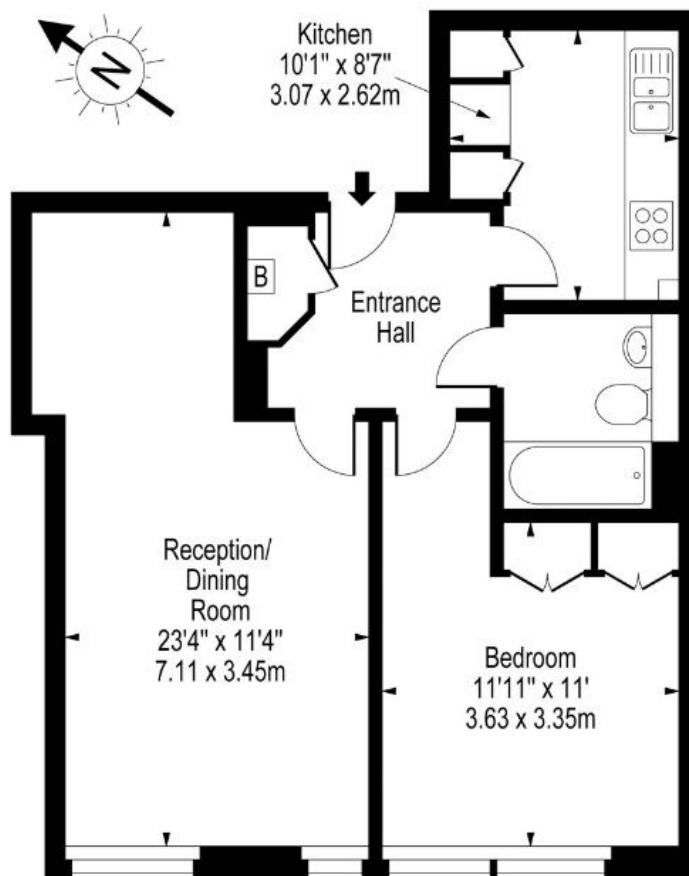
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## Melrose Apartments, Winchester Road, NW3 3NT



Second Floor

Approx Gross Internal Area **600 Sq Ft - 55.74 Sq M**

For Illustration Purposes Only - Not To Scale

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

Ref. No. 003086

| 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>                            | 81                      | 81        |
| (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 |           |

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