



EUAN WILLIAMS

exp<sup>®</sup> UK

@ euan.williams@exp.uk.com

🌐 euanwilliams.exp.uk.com

☎ 07855 219 488



Finchley Road, London, NW3 7AJ

Guide Price £1,025,000

3 3 1



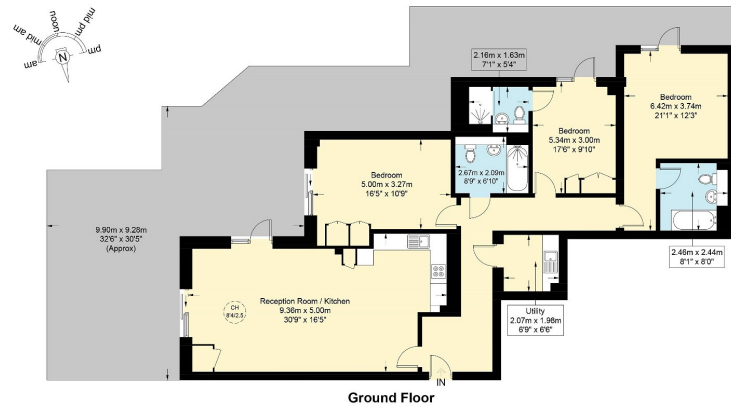


Quote Ref: EW0808. The property benefits from direct access to a private patio garden. The accommodation comprises a spacious reception room that leads directly onto the private patio garden, a fully integrated open-plan kitchen, a utility room, three double bedrooms, and three bathrooms (two en suites). There are plenty of transportation options with excellent bus links to Central London, Finchley & Frognal for the Overground Line, and West Hampstead Station for the Jubilee Line and Thameslink.



## The Cascades, NW3

Approximate Gross Internal Area = 1404 sq ft / 130.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



- Three bedrooms
- Three bathrooms
- Spacious reception room
- Fully integrated kitchen
- Direct access to a private garden
- Chain Free
- Quote Ref: EW0808



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29