

Flat 8, Osprey Court

256-258a Finchley Road, NW3 7AA





Flat 8, Osprey Court, Hampstead

Elegant Two-Bedroom Retirement Apartment with Garden Views

Located in the heart of Hampstead and overlooking beautifully landscaped communal gardens, Flat 8 is a spacious and elegant **two-bedroom retirement apartment** situated on the **second floor of Osprey Court**, well known for providing a high-quality way of life.

Positioned at the rear of the building, the flat boasts **stunning views** over the communal garden and the newly re-laid patio. A **private balcony**, suitable for a small table and two chairs, provides the perfect spot to enjoy the tranquil outlook.

Osprey Court is an **exclusive development for residents aged 55 and over**, designed for those wishing to live independently within a welcoming and supportive community. The building is well-maintained and thoughtfully designed with comfort, safety, and accessibility in mind.





Location and Amenities:

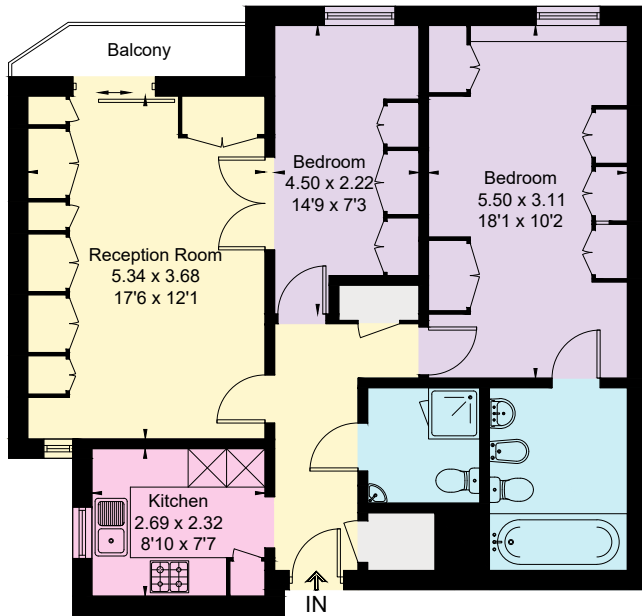
Ideally located, the property offers **excellent transport connections**, with nearby bus stops and convenient access to the Overground (West Hampstead, Finchley Road & Frognal) and Underground stations (West Hampstead and Finchley Road), ensuring easy and regular travel into Central London.

The popular **O2 Centre**, with its shopping, entertainment, and dining options, is just a **15-minute walk** or a short bus ride away. Residents also benefit from nearby **GP surgeries and dental practices**, as well as **newspaper and pharmacy deliveries** direct to Osprey Court.

Key Features:

- Bright living room and second bedroom with fitted, illuminated cupboards
- Master bedroom with built-in wardrobes
- Ensuite bathroom with bath
- Second guest bathroom with walk-in shower
- Private balcony suitable for a small table and two chairs
- Pull-cord emergency alarms fitted throughout
- Resident house manager on site
- Two lifts providing easy access throughout the building
- Beautiful south-facing communal gardens and patio
- Communal drawing room and kitchen for residents' use
- Guest suite available for visitors
- Hairdressing and laundry facilities on site
- Secure underground car park
- Regular window cleaning service





Approximate Gross Internal Area: **74.5 sq m / 802 sq ft**

Leasehold: **215 years from 25th December 1986**

Ground rent: **£60 per annum (paid in advance)**

Local Authority: **London Borough of Camden Band: E**

Energy Performance Rating: **C**

Price:

£525,000

Second Floor

For viewings, please contact the House Manager:

Mrs Lilla Hargitai / Email: osprey.court@ospreymc.co.uk / Telephone: 020 7435 6768 / Website: www.ospreymc.co.uk

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