



Hampstead Hill Gardens, Hampstead, NW3

Asking Price: £1,275,000



Hampstead Hill Gardens, Hampstead, NW3

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

An exceptional apartment approached via its own private entrance and occupying the entire lower floor of an attractive semi-detached stucco-fronted Victorian house in a highly sought-after road.

The flat has excellent ceiling height and storage and has been extended and significantly improved by the current owners and now offers superb, well-planned accommodation, in excellent decorative order. The property is approached via its own entrance on the ground floor and features lovely outdoor space in the form of front and rear patio gardens. The well-fitted kitchen opens onto an extremely bright dining area, which in turn opens onto the rear patio for lovely indoor/outdoor summer dining.

Hampstead Hill Gardens is superbly located between Hampstead Village, Belsize Park and the heath. The excellent local amenities include the Armoury Gymnasium, Marks & Spencer Food Hall, Giacobazzi's deli and Northern line Underground stations at Hampstead and Belsize Park and the Overground Mildmay line at Hampstead Heath.





Property Features:

- 2 Bedrooms
- En-Suite Shower Room
- Family Shower Room
- Reception Room
- Fitted Kitchen
- Dining Room
- Study
- Separate Entrance
- Front and Rear Patio Gardens

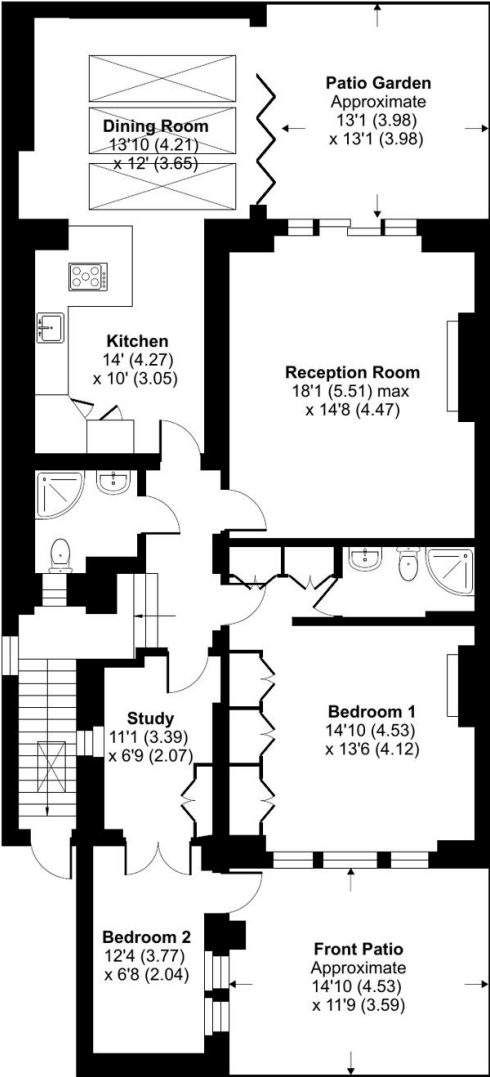
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Approximate Area = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,275,000
Tenure:	Share of Freehold Expires 25/03/3025 Approximately 999 Years Remaining
Ground Rent:	Nil
Service Charge:	£1,033.00 (per annum)

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250167

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