



# Gayton Crescent, Hampstead Village, NW3

Asking Price: £995,000

Benham  
& Reeves

# Gayton Crescent, Hampstead Village, NW3

🏠 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Share of Freehold

An extremely bright and spacious two-bedroom upper maisonette comprising 930 sqft / 86.3 sqm is arranged over the second and third floors of an attractive semi-detached Victorian house.

The apartment offers well-proportioned rooms throughout with high ceilings and many period features. There are two double bedrooms, a spacious family bathroom, a fitted kitchen and plenty of storage space.

This superb apartment with wonderful far-reaching views has been recently renovated; all the incoming purchaser needs to do is choose their own flooring in the hallway, bedrooms and reception room.

Gayton Crescent is a popular residential turning located close to the centre of Hampstead Village with its range of shops, restaurants and cafés, and being within close proximity to Hampstead Underground station (Northern Line) and Hampstead Heath.





## Property Features:

- 930 sqft / 86.3 sqm
- 2 Double Bedrooms
- Reception Room
- Fitted Kitchen
- Spacious Bathroom
- Good Storage Space
- Convenient Location
- Recently Renovated
- Share of Freehold
- Chain-Free



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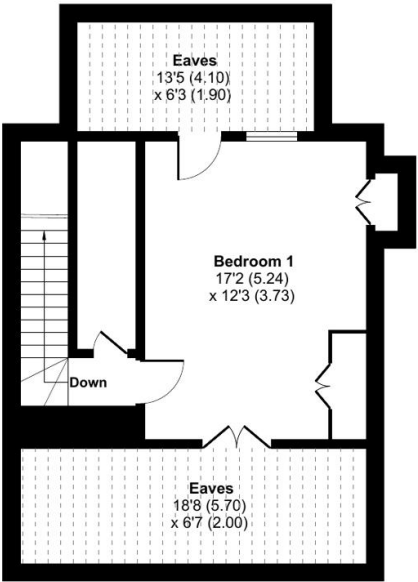
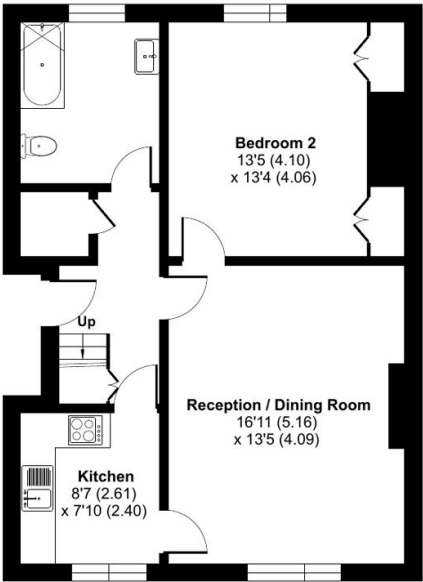
Approximate Area = 930 sq ft / 86.3 sq m  
 Limited Use Area(s) = 288 sq ft / 26.7 sq m  
 Total = 1218 sq ft / 113 sq m

For identification only - Not to scale



Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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: £995,000

Tenure: Share of Freehold  
Approximately 949 Years Remaining

Ground Rent: N/A

Service Charge: N/A  
Any additional costs (for the building) are agreed between the four freeholders  
Proportion Building Insurance – £1,404.58 for the year 2024-2025

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM260009

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W: [www.benhams.com](http://www.benhams.com)

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