



Netherhall Gardens, London, NW3

Asking Price: £895,000

Benham
& Reeves

Netherhall Gardens, London, NW3

 2 Bedroom (s)  1 Bathroom (s)  Share of Freehold

An extremely large apartment, approached via its own private entrance and arranged over the lower floor of an attractive red-brick Victorian detached house. The house is set back from the road behind a sweeping driveway. The flat is offered chain-free, is presented in excellent decorative order and features a contemporary fitted kitchen, bathroom and a separate utility room. The flat benefits from high ceilings throughout, with spacious hallways that add to the sense of space. There are two generous double bedrooms, a large reception room with a bay window and a feature fireplace. There is also a small private patio.

Netherhall Gardens is a much sought-after tree-lined road which is well placed between Hampstead Village and Finchley Road with their multiple shopping and restaurant facilities. Hampstead (Northern line), Finchley Road (Metropolitan and Jubilee lines) and Finchley Road & Frognal (Overground, Mildmay line) are all within a short stroll.



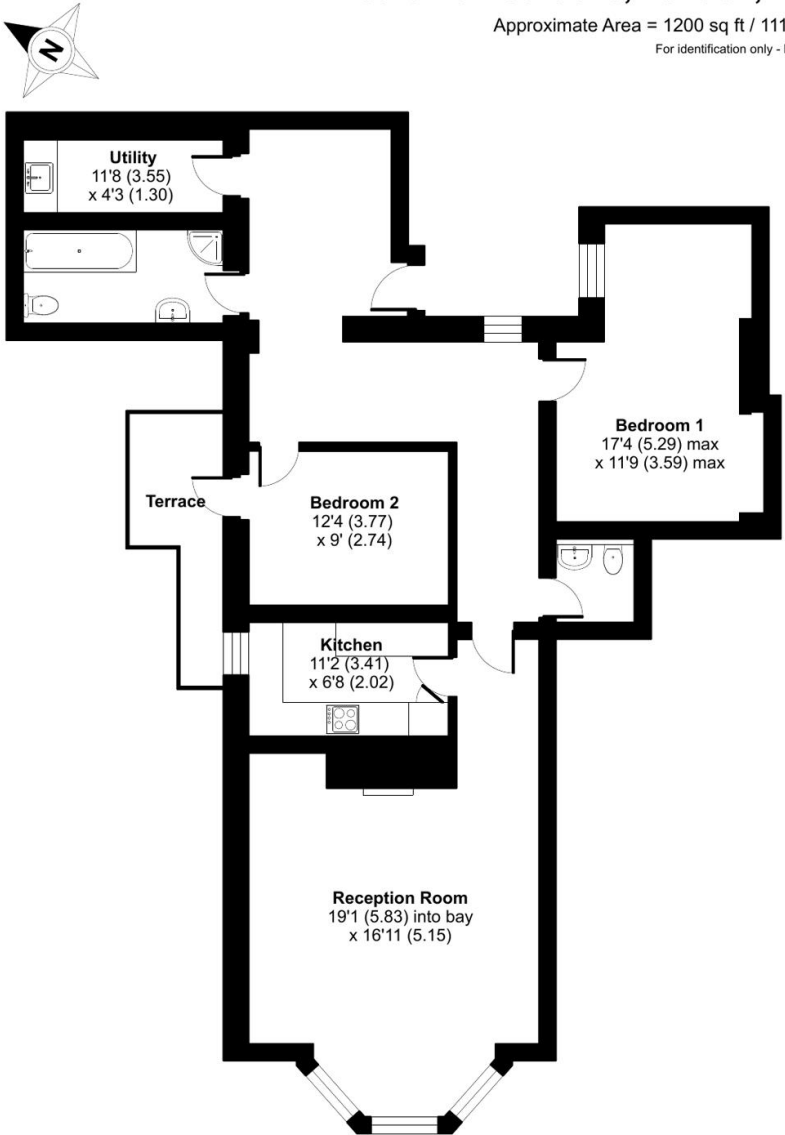


Property Features:

- 2 Generous Double Bedrooms
- 19' Reception Room
- Separate Fitted Kitchen
- Bathroom
- Utility Room
- Private Patio
- Separate Entrance
- Chain-Free
- Residents' Parking Zone

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Approximate Area = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



LOWER GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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.

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Tenure: Share of Freehold
Approximately 999 Years Remaining

Ground Rent: Nil

Service Charge: £4,500 (per annum)

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM260041

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E: hampstead.sales@benhams.com

W: www.benhams.com

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