



Holford Road, Hampstead, NW3

Guide Price: £1,295,000

Benham
& Reeves

Holford Road, Hampstead, NW3

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

A bright and spacious apartment arranged over the second floor of an impressive detached period building, quietly situated in the heart of the village, moments from the heath.

The flat benefits from lift access, offers excellent lateral accommodation approaching 1,200 square feet and has lovely views both to the front and rear of the property. The main bedroom has a full ensuite bathroom with a separate shower. There are two further bedrooms, a family bathroom, a kitchen/diner and a generously proportioned reception room and hallway. The flat also has use of the communal front garden.

Holford Road is a lovely, quiet late Victorian road built in the late 1870s in the heart of the village, literally a few yards from Hampstead Heath. It is well placed for easy access to all the amenities the village has to offer, including shops, restaurants, cafes, quality pubs and Hampstead (Northern line) station.



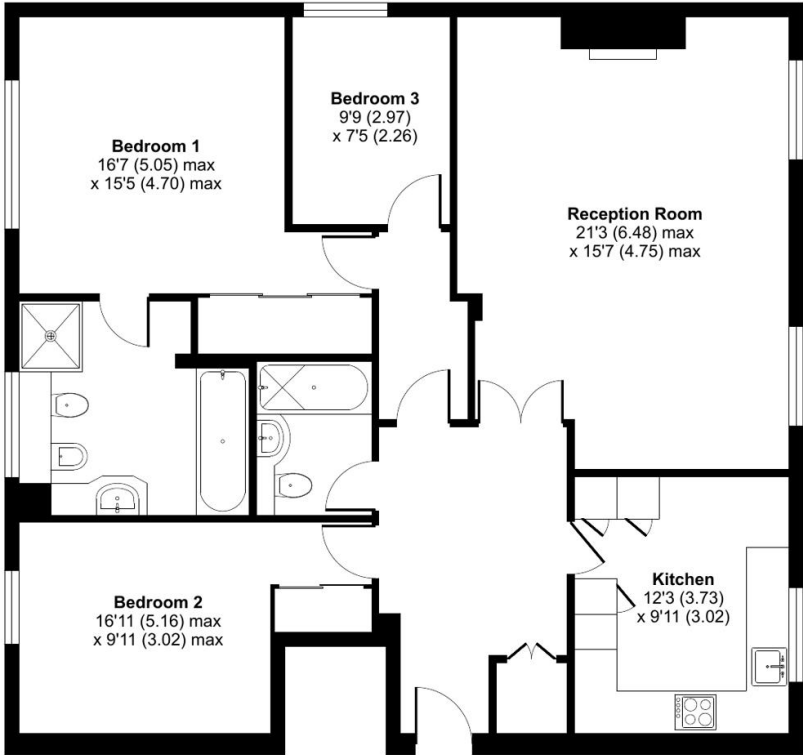


Property Features:

- 3 Double Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Spacious Entrance Hall
- Reception Room
- Separate Kitchen
- Lift Access
- Communal Front Garden
- Residents Parking Zone
- Chain Free

Gainsborough Lodge 2 Holford Road, Hampstead, NW3

Approximate Area = 1189 sq ft / 110.4 sq m
 For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Terms & Conditions:

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

Guide Price:	£1,295,000
Tenure:	Share of Freehold Expires 25/03/2116 Approximately 90 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£3,678.52 (per annum)

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250044

T: 020 7435 9681

E: hampstead.sales@benhams.com

W: www.benhams.com

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