



## Gayton Road , Hampstead NW3

£650,000

Leasehold

Stylishly refurbished, own entrance, one bedroom apartment, measuring internally approximately 525 sq. ft (48.77 sq. m), situated on the lower ground floor of a well maintained period conversion comprising two apartments in the heart of Hampstead village with easy access to tubes, shops and the Heath. The apartment has wood flooring to the lovely double reception, French doors leading to a private patio area, open stylish, modern kitchen, well-appointed en suite bathroom with shower over the bath, under stairs storage in the lobby entrance and neutral decor throughout. Access: gated entrance and steps down to front lower patio/ own entrance whilst the apartment internally is lateral. Ultrafast broadband available through G Network, Open Reach and Virgin Media. 5g available through Vodafone, EE, O2 and Three. Tenure: Leasehold (999 years from 2024). Service charge obligation: 20% of outgoings. Council Tax - Band E approximately £2352 per annum (2024 demand). EPC rating- Band C. The flat is currently tenanted: Please ask the agent for details.



**Private patio**

**Wood Floors**

**Stylishly refurbished**

**Leasehold – 999 years from 2024**

**Own entrance**

**Moments from Hampstead Underground**



# property divas

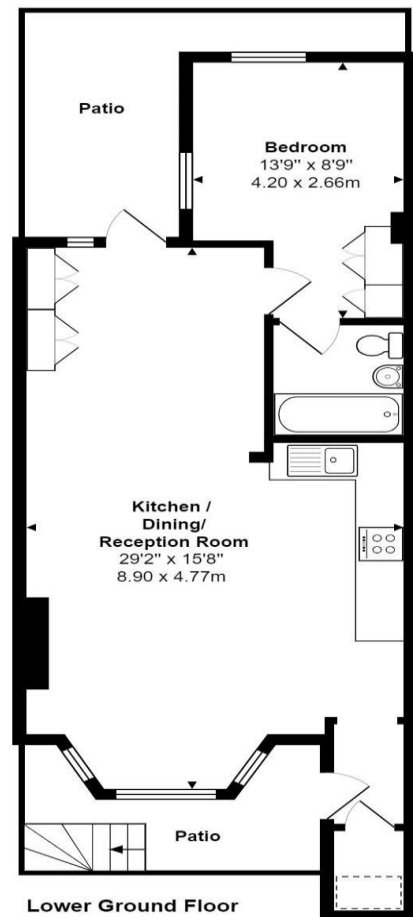
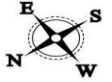
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Gayton Road NW3

Total Area: 525 ft<sup>2</sup> ... 48.8 m<sup>2</sup>

All measurements are approximate and for display purposes only

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