



Gayton Road, Hampstead, NW3.

£3,000,000

Freehold

A beautifully appointed, freehold, five storey, Victorian Terrace property measuring circa 2230 sq. ft (207.15 sq. m) which is currently demised as two separate units (being sold by the same owner) both of which are stylishly refurbished affording an upper residence over the raised ground, first second and top floors, and a separate, own entrance (gated frontage) one bedroom apartment to the lower-level measuring approximately 527 sq. ft (49 sq. m).

The property comprises: raised ground floor entrance leads into a stunning front to back kitchen/ diner, guest cloakroom, access to east facing decked terrace and stairs down to private walled garden. Stairs lead to a study/ bedroom 4 on the semi landing which continues to the first-floor double reception. The principal bedroom is situated on the second floor with walk through dressing area to ensuite bathroom with separate shower and bath, and the top floor comprises a further bedroom with ensuite shower room and full width glass doors leading onto a fabulous west facing terrace with views over the roof tops towards Christchurch.

The property is light, airy, and stylish throughout. Returning to the street frontage, the own entrance lower ground floor one bedroom apartment has been refurbished to a lovely specification and is currently rented. This house boasts wonderful period features, high ceilings and beautiful sash windows alongside an eclectic mix of modern décor and finish. Located moments from Hampstead High Street, Hampstead tube station (Northern line), Hampstead Heath Overground and the beautiful Hampstead Heath and Kenwood.

Upper four floors: EPC rating- Band C. Council tax- Band H (£3800 2023-24 demand). One-bedroom apartment: EPC rating Band- C. Council tax - Band E. Tenure Freehold. Accessibility: Steps up to main entrance / steps down to separate one bedroom apartment / stairs to each level. Parking: resident parking permit from Camden – charged annually.



Beautifully appointed Freehold Victorian terrace

Upper four floors owners own home plus own entrance one bedroom apartment to lower

Stylishly refurbished throughout with high ceilings, period features, large sash windows

Located close to Hampstead tube, Hampstead over-ground, High street and Heath

Total approximate internal area: 2230 sq ft (207.15 sq m) Including lower ground floor one-bedroom apartment.

RGF: Kitchen/ diner: 25'8 x 12' (7.83m x 3.67m)
Utility area: 9'1 x 8'10 (2.78m x 2.70m)
Terrace; 9'4 x 7'2 (2.85m x 2.18m)
Ceiling height 3.08m

Semi-landing: Study/ bedroom 4:8'8 x 8'7 (2.65m x 2.62m)

First floor: Reception: 26'7 x 16'0 (8.09m x 4.88m)

Second floor: Principal bedroom: 20'3 x 16'1 (6.18m x 4.91m)

Third floor: Bedroom 2: 15'5 x 12'8 (4.70m x 3.86m)

Top floor upper terrace: 15'6 x 10'4 (4.72m x 3.15m)

Garden length: 26.3 (8m)





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

One bedroom apartment: approximate internal area:
527 sq. ft (49 sq. m).

Kitchen / reception/ dining: 25'7 x 16'8 (7.80m x 4.78m)

Bedroom: 13'9 x 8'10 (4.20m x 2.68m)

Lower front patio: 12'2 x 5'10 (3.70m x 1.77m)



Approx Total Gross Internal Area 2230 Sq Ft - 207.15 Sq M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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