



Penthouse, Kidderpore Avenue, Hampstead, NW3



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An extremely well presented three bedroom, three bathroom, 1811 SqFt / 168.2SqM, (including limited use areas), split level penthouse apartment which is situated on the fourth and fifth floors, with lift access set in the sought after purpose built development Westfield.

The apartment further benefits from a spectacular 30'10 x 23'8 ft reception/dining room with an open plan kitchen and double doors leading to a 136 Sqft terrace, flooding the property with natural light and offering panoramic views over London skyline. The principal bedroom has an en-suite bathroom, fitted wardrobes and secluded kitchenette, the second double bedroom has fitted wardrobes and an en-suite shower room, The third bedroom is currently being used as an office and benefits an en-suite bathroom.

The property, which is set in 4.25 acres, further comprises secure underground parking for two cars, 24hr concierge, a lift, gymnasium, swimming pool, landscaped communal gardens with feature lighting and a decorative water feature. The location of the development provides convenience for the extensive shopping facilities, schools and public transport connections of Finchley Road (Metropolitan/Jubilee/Overground Lines) and within 0.8 mile of Hampstead Village (Northern Line) with its vast array of upmarket retailing, restaurants and pavement cafes. The numerous bus routes along Finchley Road provide easy transit into the West End or to the North and M1 motorway

Council Tax Band: G

Tenure: Leasehold 977 years remaining

Service Charge: £6764 per half yearly

Ground Rent: £400 per annum

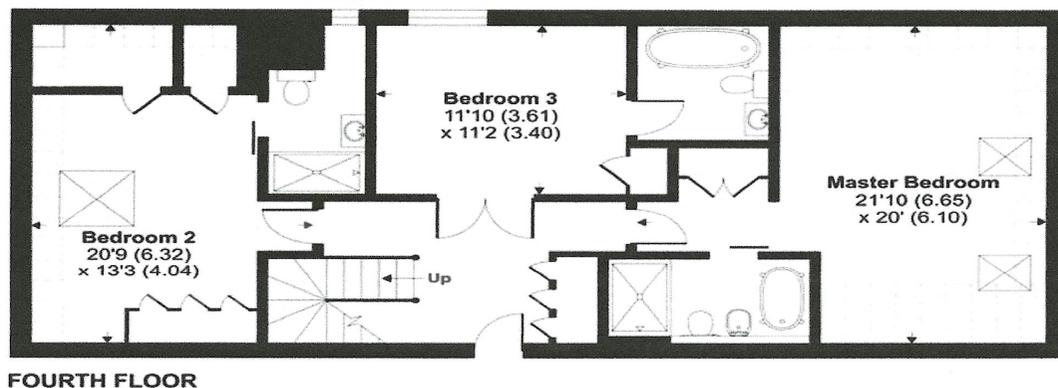
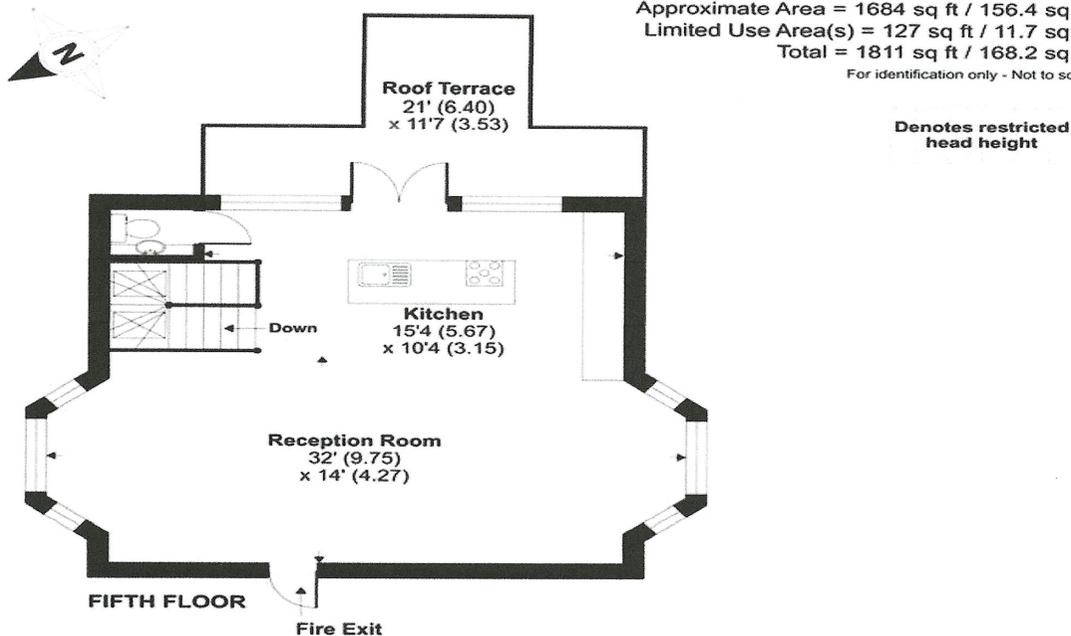
Leasehold

Asking Price: £2,700,000



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Approximate Area = 1684 sq ft / 156.4 sq m
 Limited Use Area(s) = 127 sq ft / 11.7 sq m
 Total = 1811 sq ft / 168.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nichecom 2021
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	