



HUNTERS®
HERE TO GET *you* THERE

3 2 E

Acol Road, South Hampstead, NW6

£1,250,000



*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER.

Hunters are delighted to present this exceptional three-bedroom penthouse apartment, offering over 1,460 square feet of beautifully appointed living space, ideally located on the sought-after Acol Road in South Hampstead.

Set on the top floor of a well-maintained purpose-built block, this expansive residence features a large reception room with ample space for dining, a fully fitted kitchen with high-end integrated appliances, a luxurious principal bedroom with en-suite, two further generous double bedrooms, and a stylish family bathroom. The property is presented in immaculate, turn-key condition with premium specifications and underfloor heating throughout.

Additional benefits include a long lease, lift access, off-street parking, a dedicated caretaker, and the property is offered chain-free.

Perfectly positioned on a quiet, tree-lined street, Acol Road is moments from the vibrant amenities of South and West Hampstead, with excellent transport links including the Jubilee, Overground, and Thameslink lines, as well as the Metropolitan Line and leisure complex at nearby Finchley Road.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

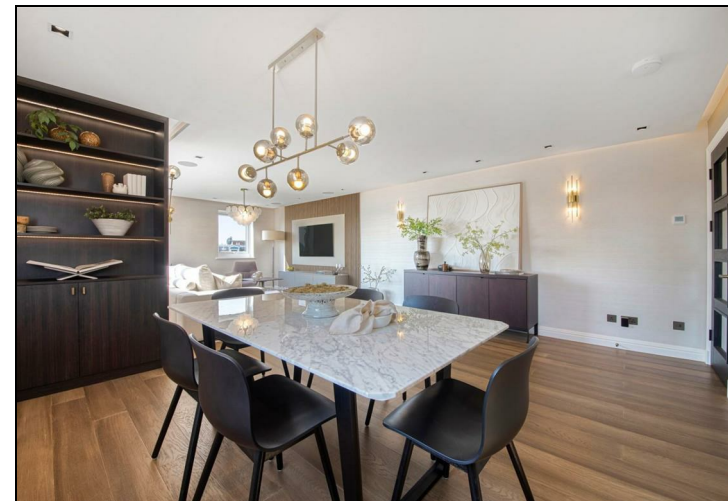


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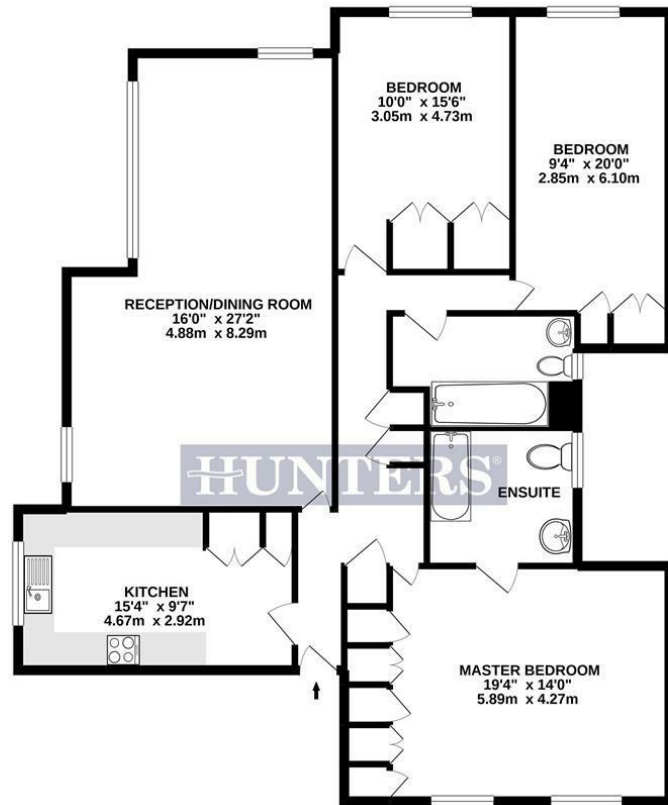
KEY FEATURES

- Three Bedroom Two Bathroom Penthouse Apartment
- Over 1463 sq.ft. of living space
- Two off street parking spaces
 - Lift
 - High-spec
- Over 900 years remaining lease
 - Sold chain Free
 - Underfloor heating
- Bespoke fixtures throughout





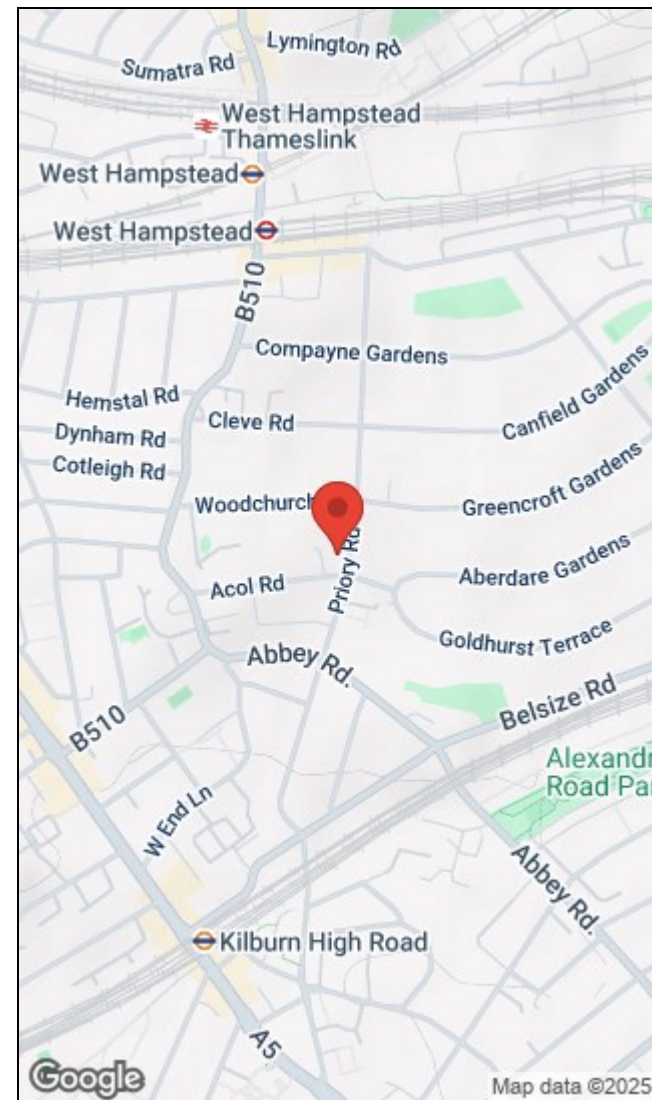
FIFTH FLOOR
1463 sq.ft. (135.9 sq.m.) approx.



3 BEDROOM APARTMENT

TOTAL FLOOR AREA: 1463 sq.ft. (135.9 sq.m.) approx.

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		79			
		45			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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