

Netherhall Gardens NW3 5RJ

Asking price £1,295,000

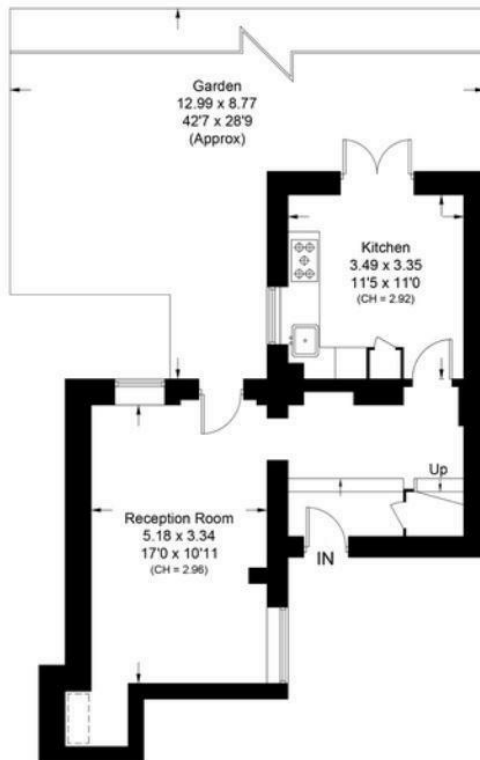
A recently refurbished two bedroom duplex apartment occupying the ground and first floor of an impressive residence with a private 43ft rear garden (exclusive right to use). This outstanding home with private entrance, and beautiful wooden flooring throughout, features a superb 16 ft reception room and kitchen/diner, both with direct access to a garden. On the first floor there is a principal bedroom with fitted wardrobes and en suite shower room, a second double bedroom, also with fitted wardrobes and family bathroom.

Netherhall Gardens is a highly desirable residential tree-lined road which is centrally located for the abundance of excellent schools, the numerous restaurants, pavement cafes and boutiques of Hampstead Village, with transport links located on Hampstead High Street (Northern Line 0.5 miles) and Finchley Road (Jubilee, Metropolitan 0.4 miles) and (Overground Lines 1.7 miles).



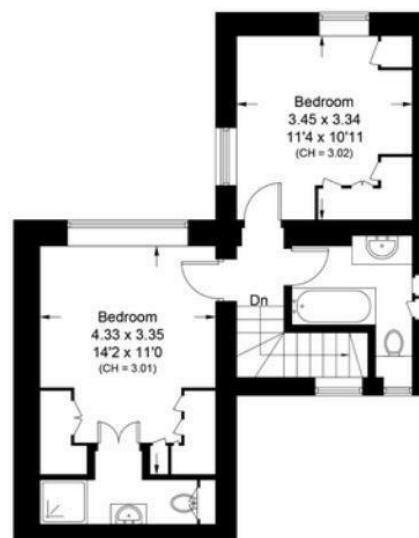
Netherhall Gardens, NW3

Approximate Area = 85.2 sq m / 917 sq ft
Including Limited Use Area (2.0 sq m / 22 sq ft)



Ground Floor

Approximate Area = 43.6 sq m / 469 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



First Floor

Approximate Area = 41.6 sq m / 448 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)

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LONDON NW1 0AG

45 CIRCUS ROAD
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-71
D	55-68	D	72-95
E	39-54	E	96-120
F	21-38	F	121-143
G	1-20	G	144-177