

DENNINGTON PARK ROAD — NW6



Guide Price - £1,150,000

DENNINGTON PARK ROAD — NW6

A newly refurbished garden apartment with its own private entrance, peacefully located on a quiet residential street close to the shops, restaurants and numerous transport links of West Hampstead.



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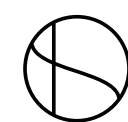


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DENNINGTON PARK ROAD — NW6

RECEPTION/ DINING/ KITCHEN



DENNINGTON PARK ROAD — NW6



Since the late 19th Century, the area now known as West Hampstead has been defined by its superb transport links.

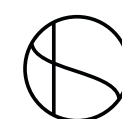
The transformation of the area from a Hamlet of cottages set in parkland to a thriving London village began with the building of three railway lines south of the village, crossing West End Lane. The last of which, the Metropolitan and St John's Wood line, opened in 1879.

150 years later, the Jubilee Line, Thameslink and London Overground are positioned within half a mile of each other, making West Hampstead one of London's best connected neighbourhoods.

Peacefully located on a quiet residential street close to the shops, restaurants and cafes of West Hampstead, is a newly refurbished garden apartment with its own private entrance and a lovely rear garden, ready for immediate occupation.

Whether you're in the mood for the best retail London has to offer, a long walk in nature, exploring the incredible regeneration of Kings Cross or hopping on the Eurostar to continental Europe, West Hampstead has you covered.

You're only ten minutes from Bond Street on the Jubilee Line, or five minutes from both Hampstead Heath and London St Pancras on the London Overground or Thameslink.



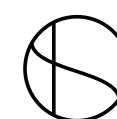
DENNINGTON PARK ROAD — NW6



PRINCIPAL BEDROOM



EN-SUITE SHOWER ROOM



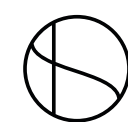
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SECOND SHOWER ROOM



BEDROOM 2



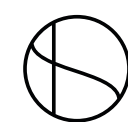
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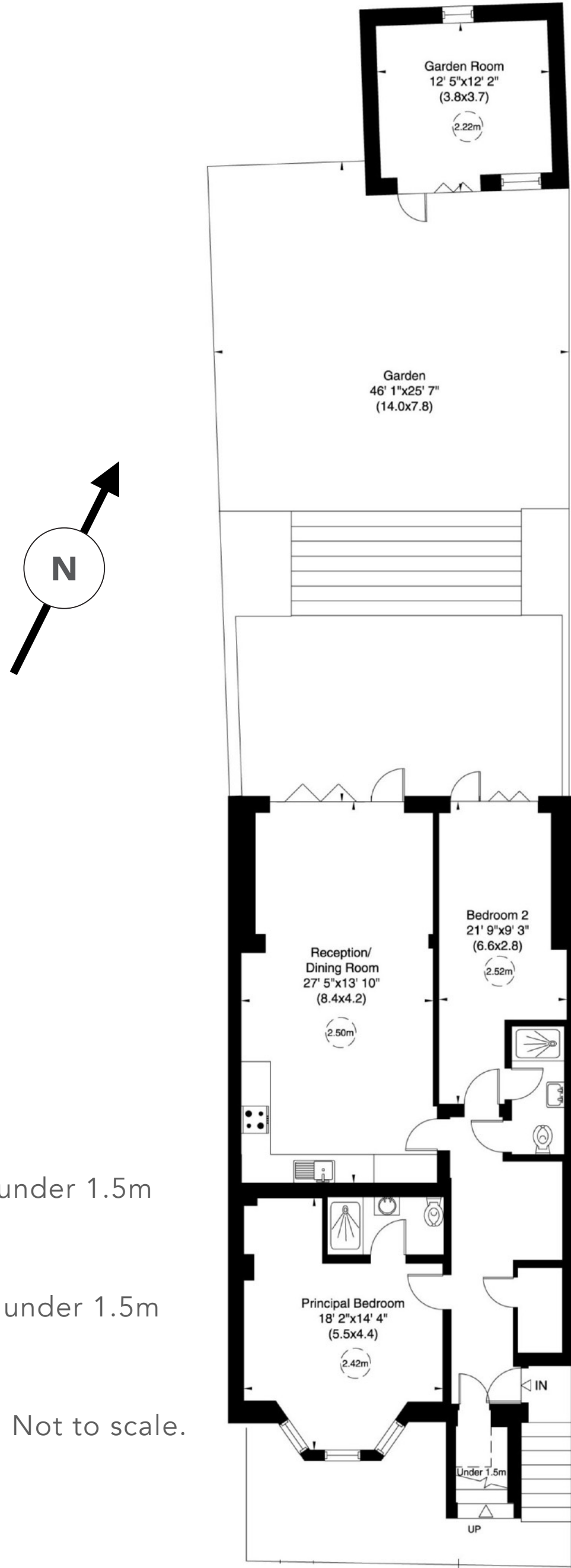
GARDEN STUDIO



PRIVATE REAR GARDEN



DENNINGTON PARK ROAD — NW6



Accommodation

- Principal bedroom with en-suite shower room
- Bedroom 2
- Second shower room
- Open plan reception room/ kitchen/ dining area
- Garden studio

Amenities

- Private rear garden
- Private entrance
- Video entryphone system
- Miele & Bosch appliances
- Underfloor heating
- Engineered herringbone wooden floors
- Bespoke joinery
- Solid quartz work surfaces

Terms

- **Tenure:** Leasehold 125 years remaining
- **Service Charge:** TBC
- **Ground Rent:** TBC
- **Council Tax:** London Borough of Camden

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Garden Level

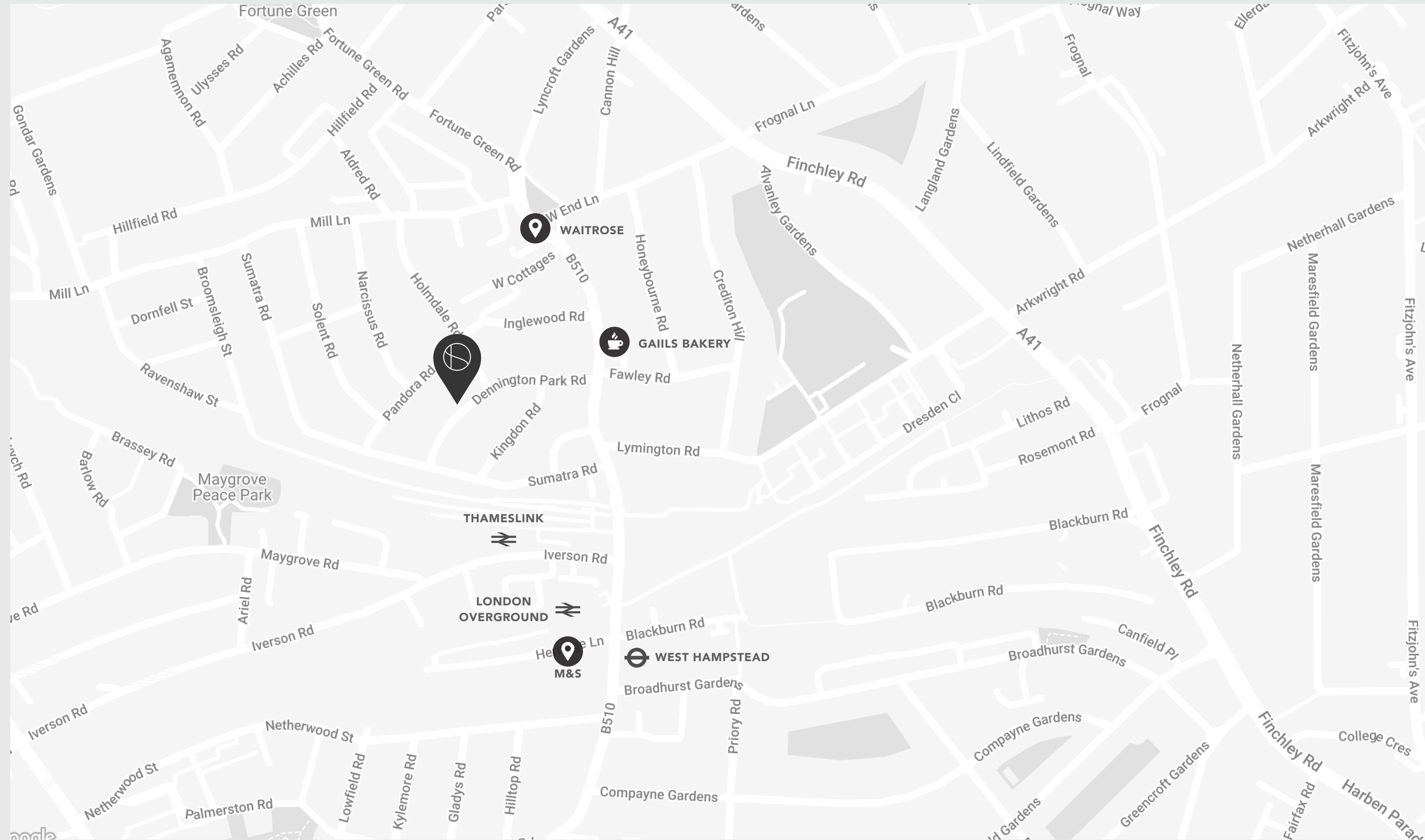
Approx Gross Internal Area
1184 Sq Ft (110 Sq M) Including under 1.5m and garden studio

1167 Sq Ft (108 Sq M) Excluding under 1.5m and including garden studio

Plan for illustration purposes only. Not to scale.

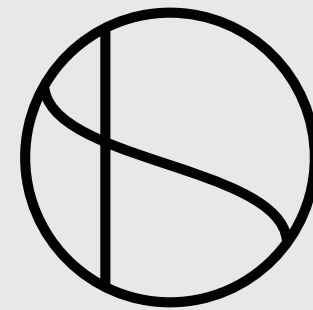
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Local Area



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