



Netherhall Gardens, Hampstead, NW3 5RJ

Freehold Residential Investment

CHESTERTONS



Investment Summary

- One of London's most affluent neighbourhoods.
- Residential Investment.
- 9 flats.
- 2 flats in hand and let with rental growth prospects.
- 1 lease sold off with 50 years remaining.
- 6 long leasehold interests.
- Currently producing a gross income of £61,940 per annum.
- Up-to-date ERV £70,200 per annum.

We are instructed to seek offers in the region of
£1,900,000

Chestertons Capital Markets

Chesterton Global Ltd
40 Connaught Street
London
W2 2AB

capital.markets@chestertons.co.uk

+44 (0)7818 824 198

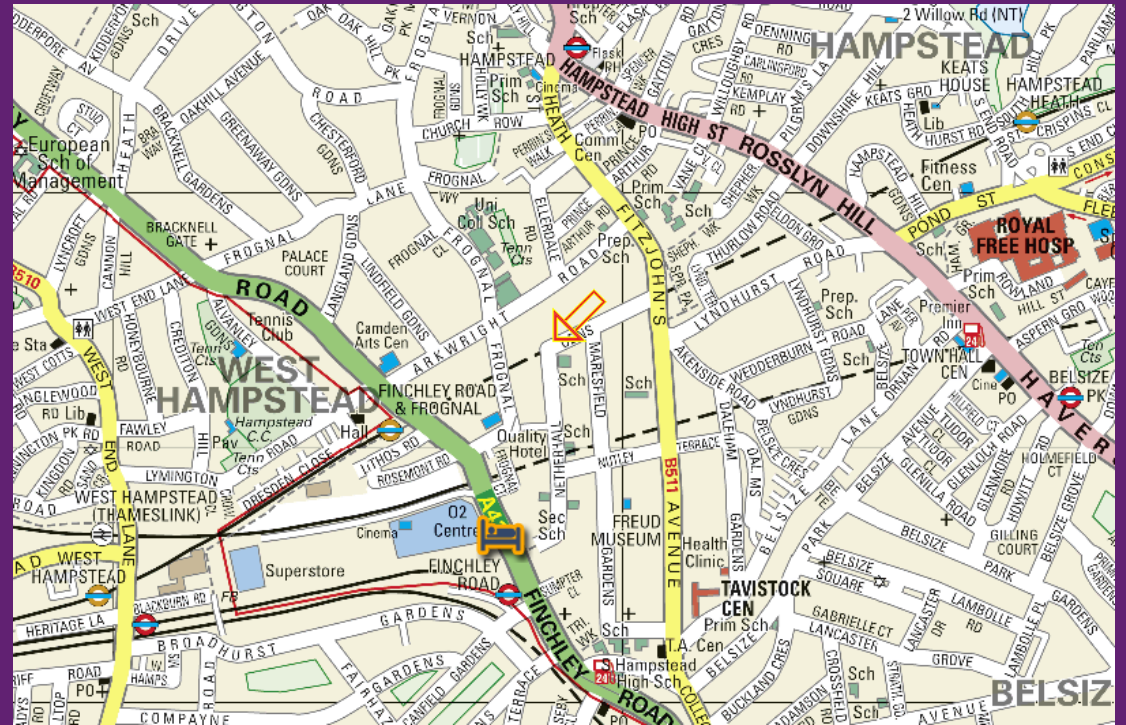
[chestertons.co.uk](https://www.chestertons.co.uk)

Location

Hampstead, situated in the north-western part of London and encompassed by the London Borough of Camden, is an esteemed suburb. Hampstead Heath lies about 0.5 miles to the north-east, while Regents Park, one of the Royal Parks, is approximately 1.5 miles to the south. This sought-after and affluent area appeals to prosperous individuals and families, boasting open spaces, well-regarded schools, and high-quality housing.

The property in question benefits from excellent public transport access, being equidistant to three London Underground stations: Hampstead (Northern Line), Belsize Park (Northern Line), and Finchley Road (Jubilee and Metropolitan Lines), all within a short walking distance to the north, east, and south, respectively. Additionally, two London Overground stations, Finchley Road & Frognal to the west and Hampstead Heath to the northeast, are nearby. Hampstead High Street and Finchley Road host local bus routes, connecting the area to surrounding districts and central London.

Convenient road links further enhance accessibility, with the A41 nearby connecting to Marylebone Road (A501) in the south and the M1 motorway in the north. Local amenities such as shops, bars, and restaurants are readily available on Finchley Road (A41) and Hampstead High Street (A502).



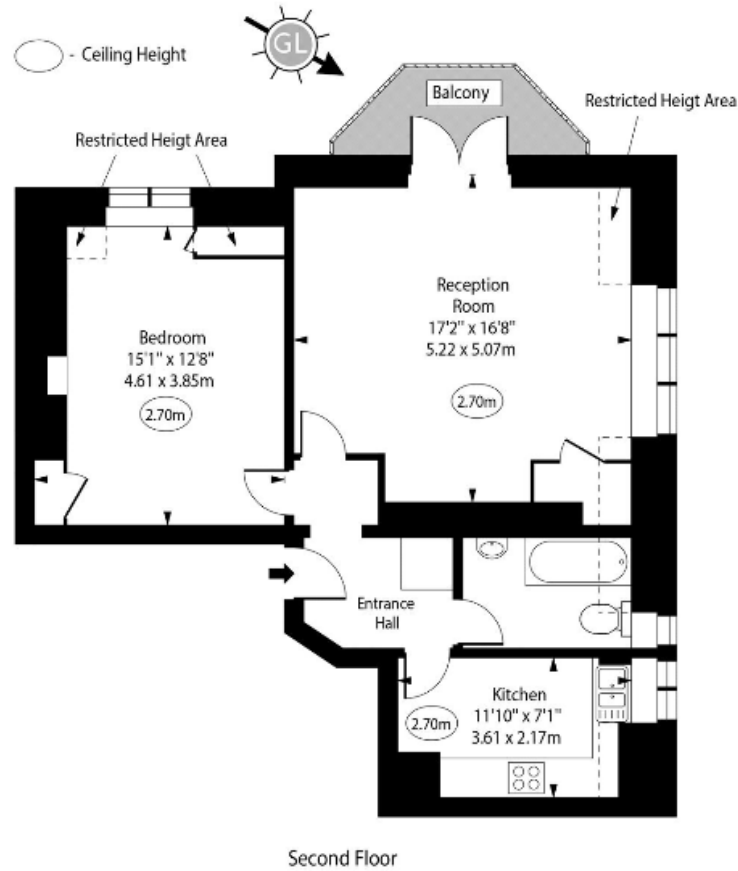
Accommodation

The accommodation and tenancy details of the residential units are as follows:

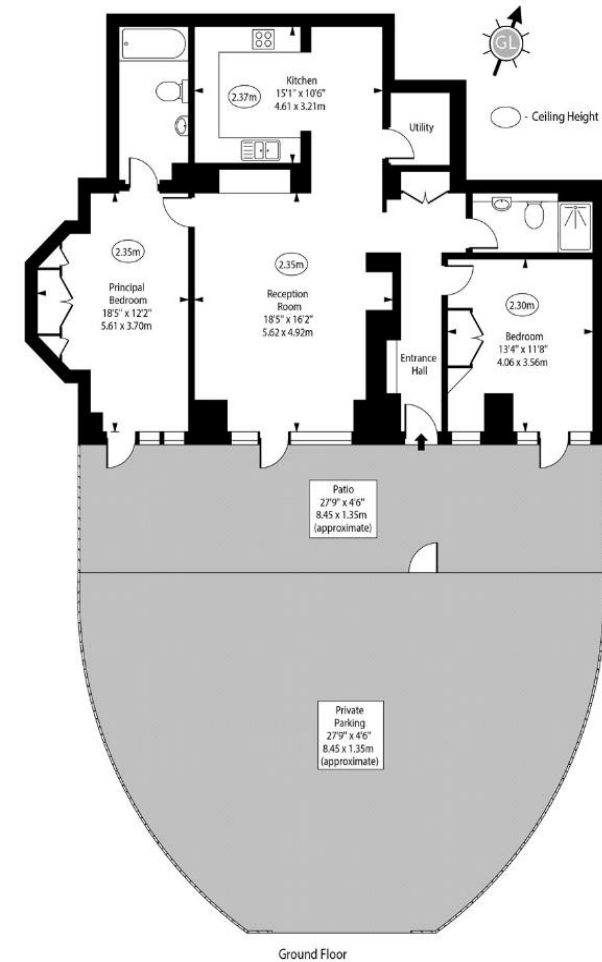
	Floor Level	Beds	Ground Rent Payable	GIA (sq.ft.)	Rent (p.c.m)	Rent (p.a.)	Leasehold Term Expiry Date	Rental Term Expiry Date
Flat 1	Ground and First	2	Peppercorn	1012	NOT APPLICABLE		24/06/2164	NOT APPLICABLE
Flat 2	Ground	2	Peppercorn	706	NOT APPLICABLE		24/06/2164	NOT APPLICABLE
Flat 3	Ground	1	£75 rising to £125	876	NOT APPLICABLE		24/06/2074	NOT APPLICABLE
Flat 4 and 5	First	4	Peppercorn	1656	NOT APPLICABLE		24/06/2164	NOT APPLICABLE
Flat 6	Second	2	£100	699	NOT APPLICABLE		24/06/2199	NOT APPLICABLE
Flat 7	Second	1	Peppercorn	625	£1,711.66	£20,540	Flat in hand	3 September 2024
Flat 8	Second	2	Peppercorn	549 (EPC)	NOT APPLICABLE		24/06/2164	NOT APPLICABLE
Flat 9	Lower Ground	2	Peppercorn	1198	NOT APPLICABLE		24/06/2109	NOT APPLICABLE
Flat 10	Lower Ground	2	Peppercorn	1101	£3,450	£41,400	Flat in hand	28/08/2025

- Up-to-date Estimated Rental Values as follows:
 - Flat 7 - £29,900 per annum.
 - Flat 10 - £40,300 per annum.

Flat 7 – Gross Internal Area 625 sq.ft (58.06 sq.m)



Flat 10 – Gross Internal Area 1,090 sq.ft (101.26 sq.m)



Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.