



# Westfield

Kidderpore Avenue, Hampstead NW3

Asking Price £725,000

A well configured two bedroom, two bathroom lateral raised ground floor apartment benefitting from direct access from the reception room to a private 49' patio spanning the length of the apartment, and overlooking landscaped communal gardens.

Additionally the apartment has a separate storage room measuring over 100 square feet and a secure allocated underground parking space.

Westfield is one of Hampstead's premier purpose built developments, situated on Kidderpore Avenue, a quiet residential turning in Hampstead, the development provides benefits such as secure underground parking, concierge, an indoor swimming pool, gymnasium and large landscaped communal gardens. Sole Agent.

N.B: No dogs allowed.





# Westfield

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- Two bedroom lateral apartment
- Two bathrooms
- Raised ground floor
- Long Leasehold (978 Years Remaining)
- Large private terrace
- Allocated secure underground parking
- Storage room
- Concierge
- Communal Swimming pool & gymnasium
- Landscaped communal gardens



**Tenure:** Leasehold 970 years 6 months remaining as of 1.7.2024

**Service Charge:** £7,523 per annum

**Ground Rent:** £776 per annum

**Local Authority:** Camden

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

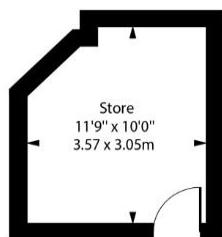
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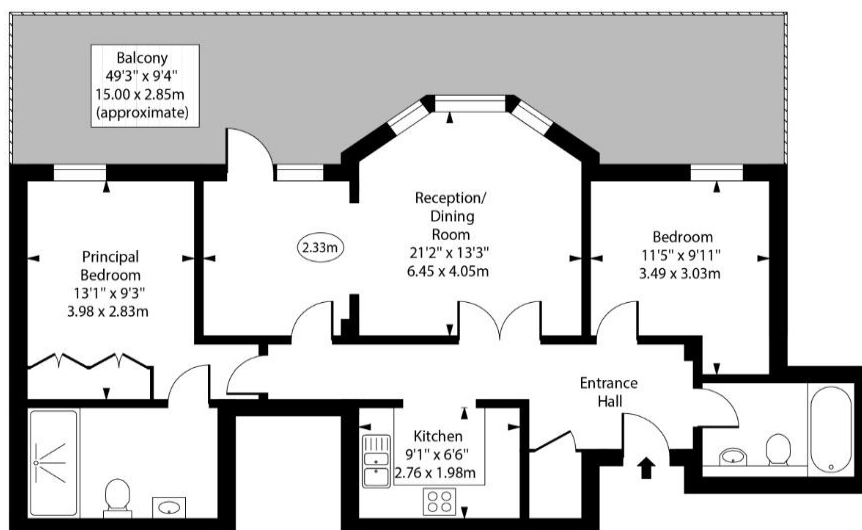
Westfield,  
Kidderpore Avenue,  
Hampstead, NW3



Ground Floor



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 806 Sq Ft - 74.88 Sq M  
(Excluding Storage)

Storage Area 108 Sq Ft - 10.03 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

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