



Westfield

Kidderpore Avenue, Hampstead NW3

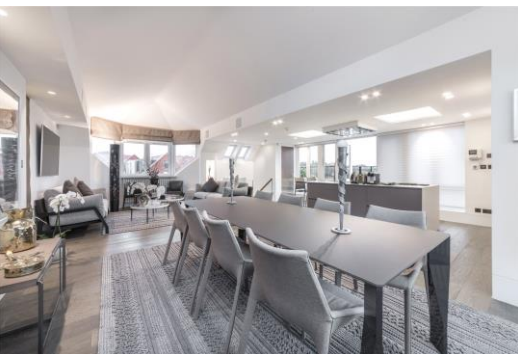
Offers in excess of
£2,700,000

An exceptional and immaculate 3 double bedroom, 3 bathroom duplex apartment featuring a wonderful living space with direct access to a private roof terrace offering stunning panoramic views of London's skyline.

The apartment has been meticulously refurbished by the current owner using the very best fixtures, fittings and appliances, and further boasts two allocated secure underground parking spaces.

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 concierge, an indoor swimming pool, gymnasium and landscaped communal gardens.

To fully appreciate this beautiful home and all its benefits, an internal inspection is highly recommended.



Westfield

Kidderpore Avenue, Hampstead NW3

- Spectacular duplex apartment
- Prestigious purpose built development
- 3 double bedrooms & 3 Bathrooms
- Stunning 31' reception room
- Private roof terrace with panoramic views of London
- 2 allocated secure underground parking spaces
- Concierge, swimming pool & gymnasium
- Beautiful landscaped communal gardens
- Long lease



Tenure: Leasehold 970 years remaining.

Service Charge: £18,000 per annum

Ground Rent: £400

Local Authority: Camden

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	77	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approx. Floor Area Including Restricted Heights **1811 Sq Ft - 168.2 Sq M**

For Illustration Purposes Only - Not To Scale

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