



# Nutley Terrace

Hampstead, NW3

Asking Price £835,000

Situated on the first floor of this impressive red brick detached period house set back from the road, a lovely two double bedroom flat with direct access from the reception room to a private roof terrace.

The flat is located just 0.5 miles from all the shops, cafes, restaurants, and gastro pubs that Hampstead Village provides, 0.6 miles from Hampstead underground (Northern Line) and 0.4 miles from Swiss Cottage underground (Jubilee Line). Sole agent.





# Nutley Terrace

## Hampstead, NW3

- First floor two bedroom flat
- 852 square feet
- Two double bedrooms
- One bathroom & one shower room
- 23'10 reception room
- Direct access to a private roof terrace
- 0.5 miles to Hampstead Village
- 0.6 miles to the Northern Line
- 0.4 miles to the Jubilee Line





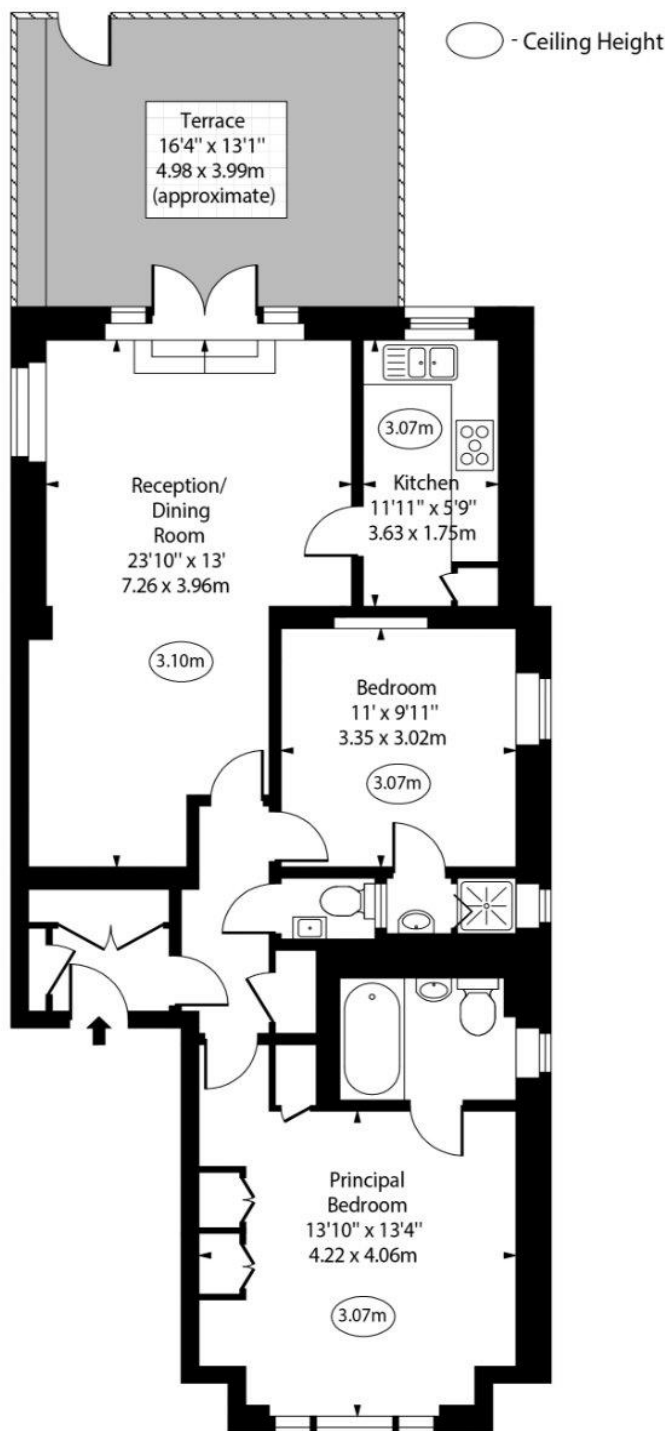
**Tenure:** Leasehold 92 years 6 months remaining as of April 2025.  
**Service Charge:** £4,659 per annum was the service charge in 2024.  
**Ground Rent:** £150 per annum.  
**Local Authority:** Camden.  
**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		78
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Hampstead Sales*

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Nutley Terrace,  
Hampstead, NW3



First Floor

Approx Gross Internal Area 852 Sq Ft - 79.15 Sq M

For Illustration Purposes Only - Not To Scale

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Prepared for Chestertons

Ref. No. 026289M

