



Netherhall Gardens

Hampstead, NW3

Asking Price £750,000

Accessed via its own private entrance, an impressive one bedroom raised ground floor flat comprising 735 square feet and forming part of this detached red brick house.

The property benefits from a 21' reception room, high ceilings throughout and use of a communal garden at the rear.

The property is very well located on this premier address in Hampstead, just 0.2 miles from Finchley Road Underground (Jubilee Line) and 0.5 miles from Hampstead Village, offering a cosmopolitan mix of shops, cafes and restaurants as well as Hampstead Underground (Northern Line). Sole agent.



Netherhall Gardens

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- Raised ground floor
- Private entrance
- High ceilings
- Communal garden
- Share of freehold and a long lease
- 0.2 miles to the Jubilee Line
- 0.5 miles to Hampstead Village



Tenure: Share of Freehold and a lease of 944 years remaining.

Service Charge: £5,028 per annum

Ground Rent: £15 per annum

Local Authority: Camden

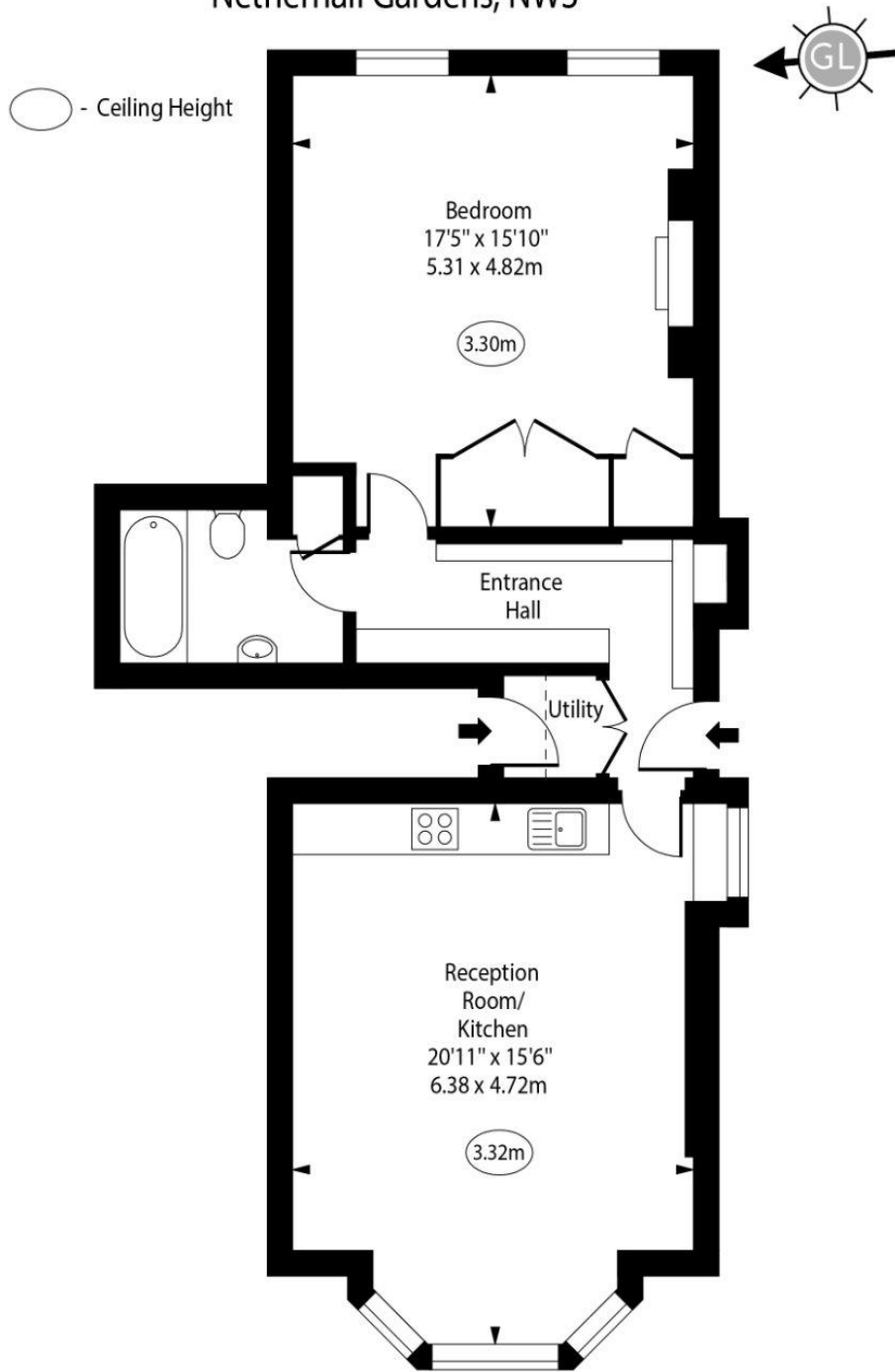
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		80
D (55-68)	68	
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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Raised Ground Floor

Approx Gross Internal Area 735 Sq Ft - 68.28 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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