



Summit Lodge

Lower Terrace, Hampstead NW3

Asking Price £3,250,000

A lateral three bedroom, three bathroom first floor flat situated in one of Hampstead's most exclusive purpose built developments. The property benefits from a private west facing terrace, immaculately maintained communal gardens and being superbly located for Hampstead Heath and Hampstead Village.

Additionally, the flat benefits from two allocated secure parking spaces, a storage room, a share of the freehold and a long lease.

Summit Lodge is an exclusive, secure gated development located opposite Hampstead Heath in a prime area of Hampstead, it offers secure and luxurious living with additional facilities and services including lifts, an indoor swimming pool, spa facilities and a porter. Sole agent.



Summit Lodge

Lower Terrace, Hampstead NW3

- First floor lateral flat
- Three bedrooms & three bathrooms
- 1,950 square feet
- 40' reception room
- Opposite Hampstead Heath
- Two allocated secure parking spaces
- West facing private terrace
- Communal garden
- Indoor swimming pool
- Spa facilities



Tenure: Share of Freehold and a lease of 964 years remaining.

Service Charge: £25,000 per annum.

Ground Rent: £250 per annum.

Local Authority: Camden

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	83	83
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Hampstead Sales

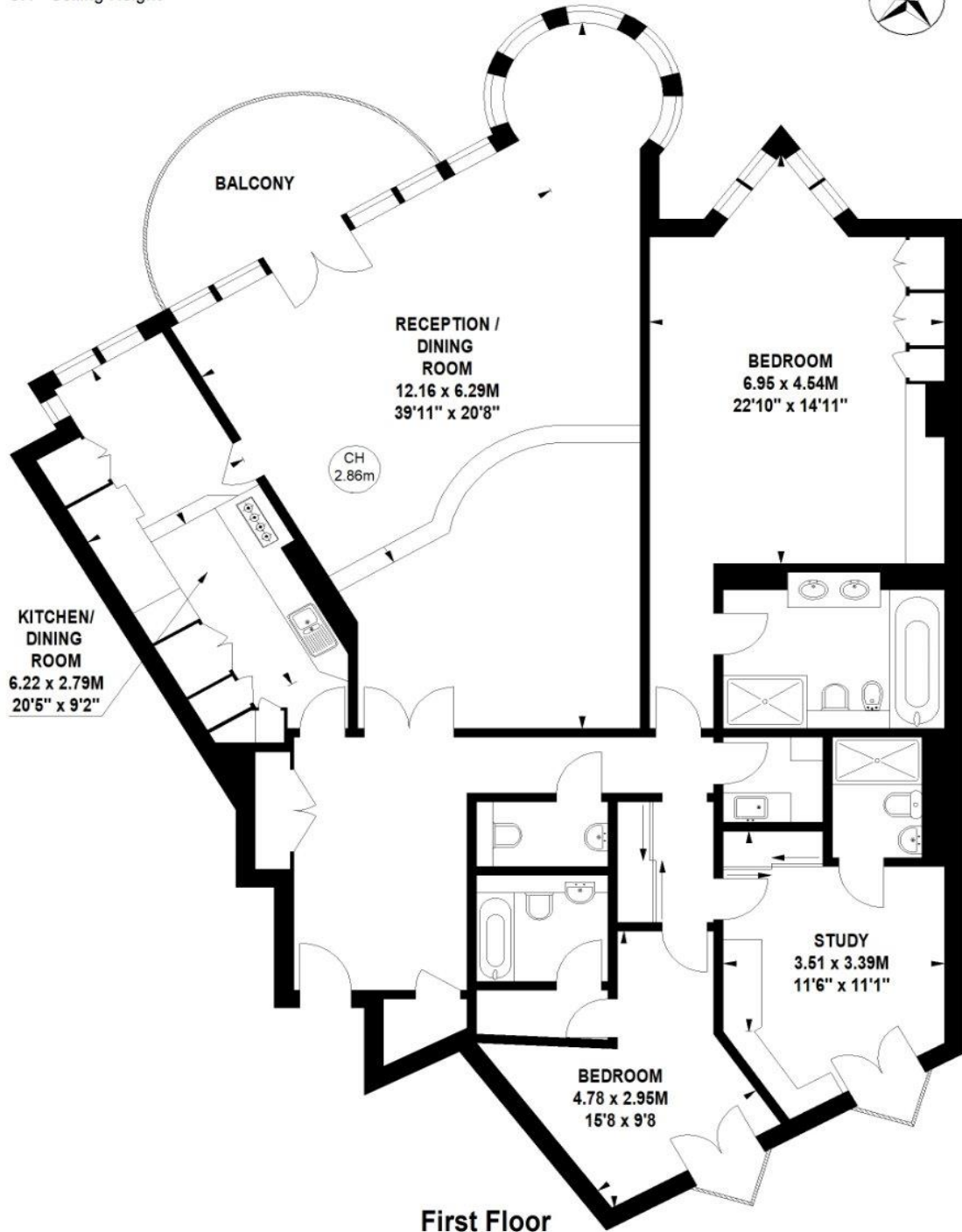
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Summit Lodge, Lower Terrace, Hampstead, NW3

Approximate gross internal area

181.16 sq m / 1950 sq ft

Key :
CH - Ceiling Height



**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

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