



# Redington Road

Hampstead, NW3

Asking Price £1,685,000

A lateral first floor three bedroom flat forming part of this attractive period property located on Redington Road, one of Hampstead's premier addresses.

The apartment benefits from a 25'9" x 17'4" reception room with direct access to a private balcony overlooking gardens, and an allocated storage cupboard.

The flat also has share of the freehold and a very long lease.

The apartment is located only 0.5 miles from Hampstead Village, offering a cosmopolitan mix of shops, cafes and restaurants, as well as Hampstead Underground (Northern Line).





## Redington Road

### Hampstead, NW3

- First floor apartment
- Three bedrooms & two bathrooms
- 25'9 x 17'4 reception room
- Balcony with pleasant views
- Allocated storage cupboard
- Share of freehold & a long lease
- Premier address in Hampstead
- 0.5 miles to Hampstead Village
- 0.6 miles to the Northern Line





**Tenure:** Share of Freehold and a lease of 993 years remaining.

**Service Charge:** £4,000 per annum.

**Ground Rent:** £0

**Local Authority:** Camden.

**Council Tax Band:** G

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (94-100) A                                  |         |                         |
| (81-93) B                                   |         |                         |
| (69-80) C                                   | 75      | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

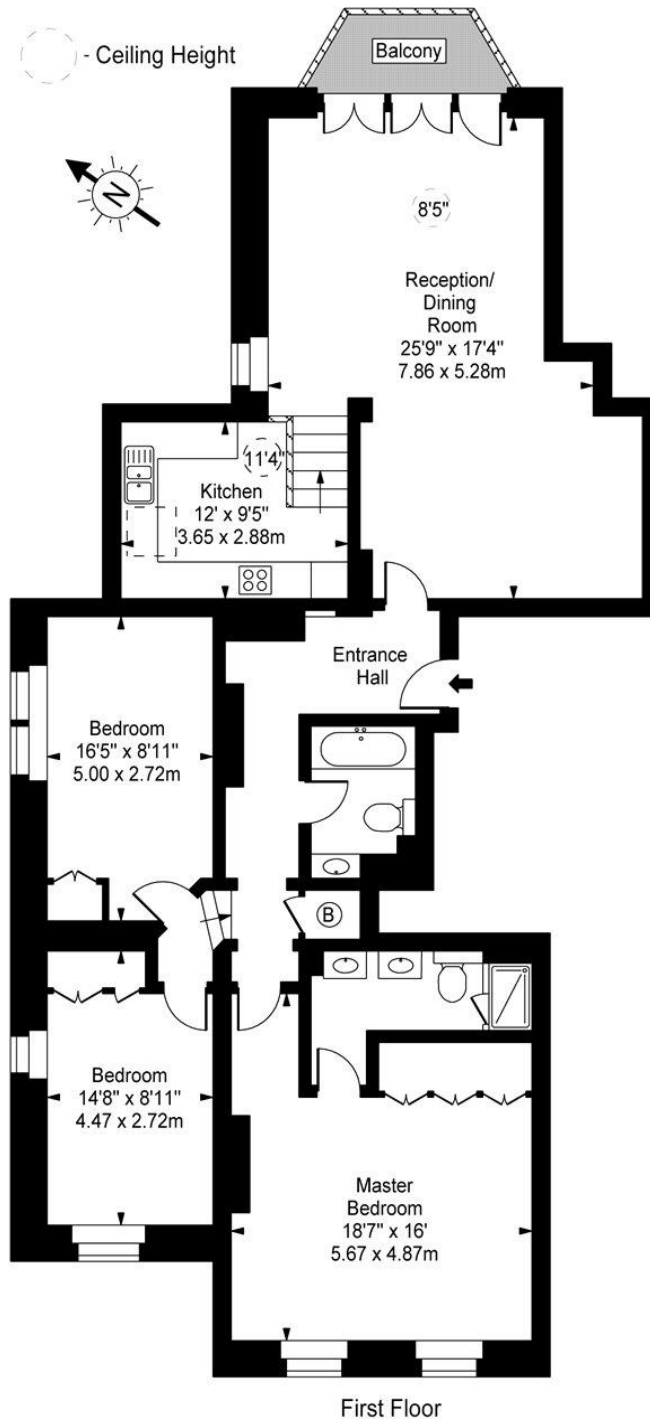
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**Redington Road,  
Hampstead, NW3**



**First Floor**

**Approx Gross Internal Area 1365 Sq Ft - 126.81 Sq M**

For Illustration Purposes Only - Not To Scale

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

Prepared for Chestertons

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