



# Denning Road

## Hampstead Village, NW3

Asking Price £1,195,000

A spectacular newly decorated raised ground floor two double bedroom, two bathroom apartment with direct access to a south facing garden extending to over 50 feet.

Denning Road is a peaceful residential address ideally located just 0.2 miles from the varied amenities, shops, cafes & restaurants that Hampstead Village (Northern Line) provides. The open acres of Hampstead Heath are also located approximately 100 yards away.





# Denning Road

## Hampstead Village, NW3

- Raised ground floor garden flat
- Newly decorated
- Two double bedrooms
- Two bathrooms
- Private south facing garden
- 0.2 miles to Hampstead High Street
- 0.1 miles to Hampstead Heath
- 0.4 miles to Hampstead Underground (Northern Line)





**Tenure:** Share of Freehold and a lease of 88 years remaining.

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	63	72
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

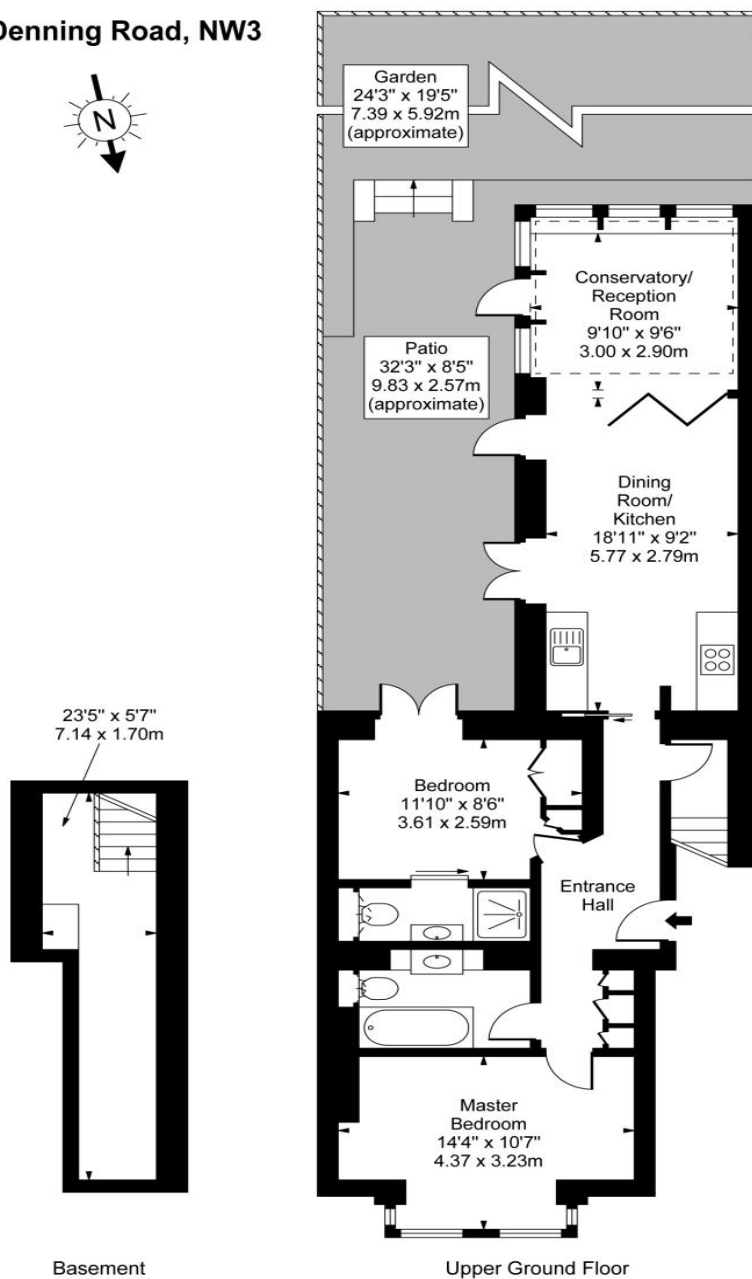
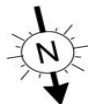
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Denning Road, NW3



Basement

Upper Ground Floor

Approx Gross Internal Area **860 Sq Ft - 79.89 Sq M**  
(Including Basement)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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