



# Giles Building

Upper Hampstead Walk, Hampstead

Asking Price £1,275,000

Located within this prestigious development is this impressive two double bedroom, two bathroom first floor apartment (circa 1,000 square feet) with high ceilings and large windows.

The apartment boast a 19'10 x 17'10 living area, secure off street parking for one car, a storage room and use of a communal gymnasium.

Upper Hampstead Walk is located directly off Heath Street and offers immediate access to the shops, cafes, restaurants and transport links that Hampstead Village provides. Sole agent.

**CHESTERTONS**



# Giles Building

Upper Hampstead Walk, Hampstead NW3

- First floor apartment
- Two bedrooms & two bathrooms
- Prestigious gated development
- Off street parking
- Separate storage room
- Secure bicycle storage room.
- 0.1 miles to Hampstead Village
- 0.2 miles to Hampstead Underground





**Tenure:** Leasehold 970 years remaining.

**Service Charge:** £7,650 per annum.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

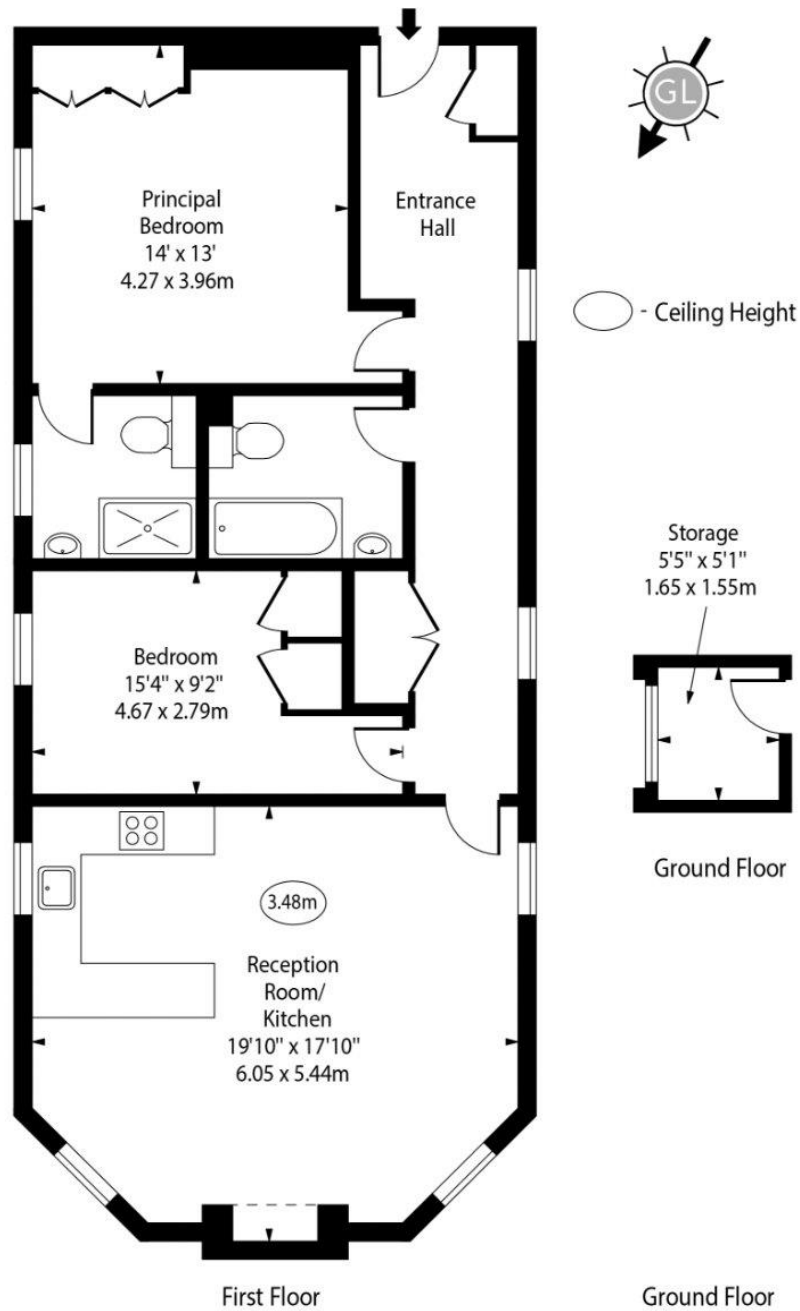
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Giles Building,  
Upper Hampstead Walk, NW3



Approx Gross Internal Area 955 Sq Ft - 88.72 Sq M  
(Excluding Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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

Prepared for Chestertons

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