



Gardnor Road

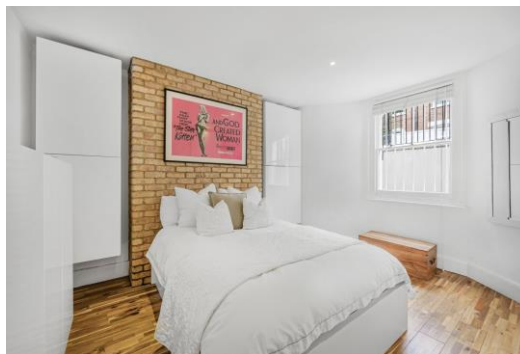
Hampstead Village, NW3

Asking Price £1,400,000

Located on this lovely cul-de-sac in Hampstead Village, where properties rarely come available for sale, a beautiful two bedroom, two bathroom garden maisonette with the benefit of wood floors, a private south facing landscaped garden, a south facing balcony and 50% of the freehold.

Gardnor Road is quiet residential turning, located off Flask Walk and superbly positioned just 0.1 miles from Hampstead Village, 0.2 miles from Hampstead Underground (Northern Line) and 0.3 miles from Hampstead Heath. Sole agent.

CHESTERTONS



Gardnor Road

Hampstead Village, NW3

- Two bedroom garden maisonette
- One bathroom & one shower room
- Wood floors
- South facing balcony & garden
- Storage vault
- 50% of the freehold & a long lease
- Quiet cul-de-sac
- 0.1 miles to Hampstead Village
- 0.2 miles to the Northern Line
- 0.3 miles to Hampstead Heath



Tenure: Share of Freehold and a lease of 999 years

Service Charge: No set service charge.

Ground Rent: £0

Local Authority: Camden

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	80 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

NW3 1QH

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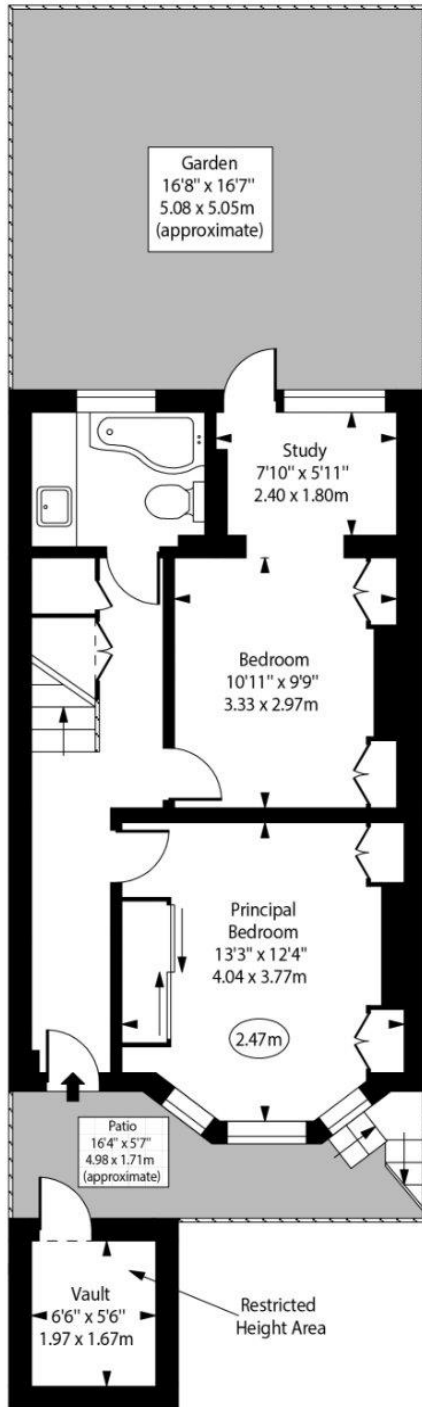
020 7794 3311

[chestertons.co.uk](https://www.chestertons.co.uk)

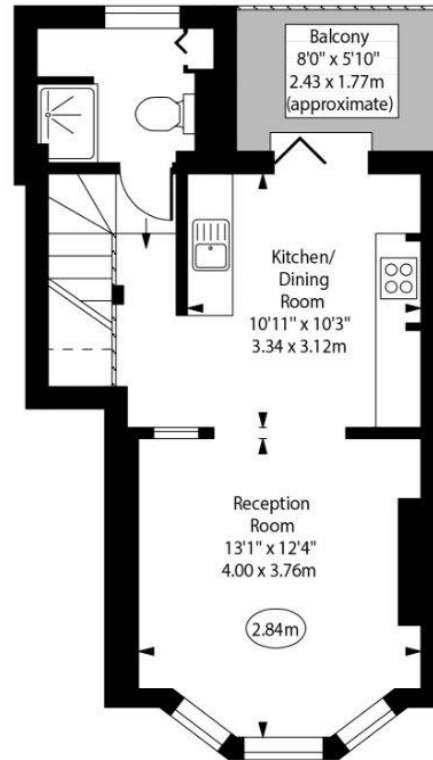
Gardnor Road, NW3



○ - Ceiling Height



Lower Ground Floor



Raised Ground Floor

Approx Gross Internal Area

858 Sq Ft - 79.71 Sq M

(Excluding Vault)

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

Prepared for Chestertons

Ref. No. 028183J

