



Andrew Court

Wedderburn Road, Hampstead NW3

Asking Price £1,295,000

Situated within this prestigious purpose built block with a lift, on one of Hampstead's most desirable roads is this three bedroom, two bathroom lateral flat with a bright 29' south facing reception room and a private south facing balcony, a garage and use of a landscaped communal garden.

Andrew Court is located on Wedderburn Road, perfectly positioned between Hampstead and Belsize Park with access to many shops, restaurants and transport links. Sole agent.

CHESTERTONS



Andrew Court

Wedderburn Road, Hampstead NW3

- Second floor three bedroom flat
- Two bathrooms and a guest WC
- Prestigious purpose built block with a lift
- Premier Hampstead address
- Bright 29' south facing reception room
- South facing balcony
- Beautiful landscaped communal garden
- Garage



Tenure: Leasehold 145 years remaining

Service Charge: £10,375 per annum including a contribution to the sinking fund.

Ground Rent: £200 per annum.

Local Authority: Camden

Council Tax Band: G

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

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Andrew Court,
Wedderburn Road, NW3



Second Floor

Approx Gross Internal Area 1190 Sq Ft - 110.55 Sq M

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. Not To Scale.

www.goldlens.co.uk

Prepared for Chestertons

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