



# Arkwright Road

Hampstead, NW3

Asking Price £1,700,000

Accessed via its own private entrance is this exceptional three double bedroom, three-bathroom duplex flat comprising over 1,500 square feet and offering excellent living space, a modern luxury kitchen with direct access to a south facing balcony. Additionally, the property has the huge benefit of allocated off street parking at the front of the property.

The property is very well located on a popular road close to University College School, Devonshire House Preparatory School and Fitzjohn's Primary School.

Hampstead Village with its cosmopolitan mix of shops, cafes and restaurants and Hampstead Underground (Northern Line) is located only 0.25 miles away and Finchley Road Underground (Jubilee Line) is located only 0.5 miles away. Sole agent.

**CHESTERTONS**



# Arkwright Road

## Hampstead, NW3

- Three double bedrooms
- Three bathrooms
- Rear south facing balcony
- Allocated off street parking for one car
- Share of freehold and a long lease
- 0.2 miles to Hampstead Village
- 0.3 miles to Northern Line
- 0.5 miles to Jubilee Line



**Tenure:** Share of Freehold 953 years 10 months

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

NW3 1QH

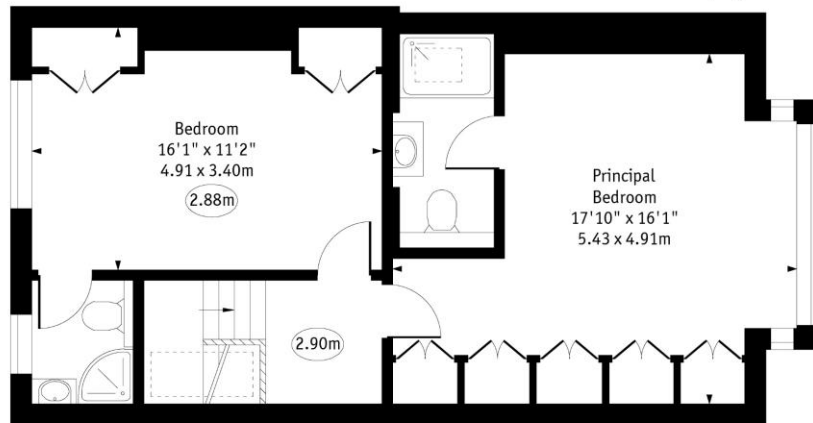
[hampstead@chestertons.co.uk](mailto:hampstead@chestertons.co.uk)

020 7794 3311

[chestertons.co.uk](http://chestertons.co.uk)

Arkwright Road,  
Hampstead, NW3

○ - Ceiling Height



Second Floor



First Floor

Approx Gross Internal Area 1515 Sq Ft - 140.74 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](http://www.goldlens.co.uk)  
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