



# Kemplay Road

Hampstead Village, NW3

Asking Price £975,000

Positioned at the top of one of the best located roads in Hampstead Village, just one hundred yards from the High Street, a bright and spacious upper duplex flat situated within this end of terrace period house.

The property requires refurbishment and therefore offers a blank canvass to create a bespoke home to one's own taste and requirements.

Kemplay Road is a delightful and peaceful residential turning, located approximately 100 yards from the wide variety of shops, restaurants, cafes, amenities and transport links (Northern Line) that Hampstead Village provides.

Sole agent.

**CHESTERTONS**





# Kemplay Road

## Hampstead Village, NW3

- Upper duplex flat
- Currently two bedrooms
- Ample opportunity to improve
- 100 yards to Hampstead Village



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**Tenure:** Leasehold 101 years remaining  
**Service Charge:** £3,571 per annum  
**Ground Rent:** £200 per annum  
**Local Authority:** Camden  
**Council Tax Band:** F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 63 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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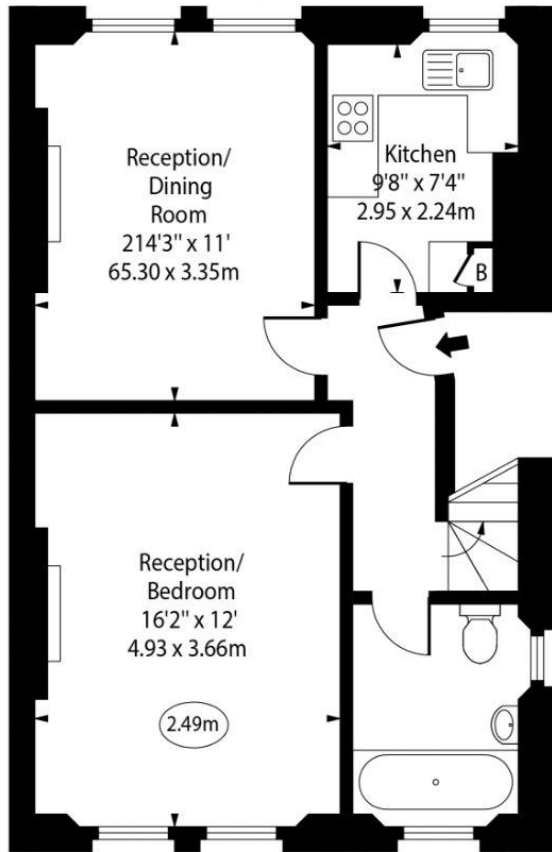
### *Chestertons Hampstead Sales*

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Hampstead  
NW3 1QH  
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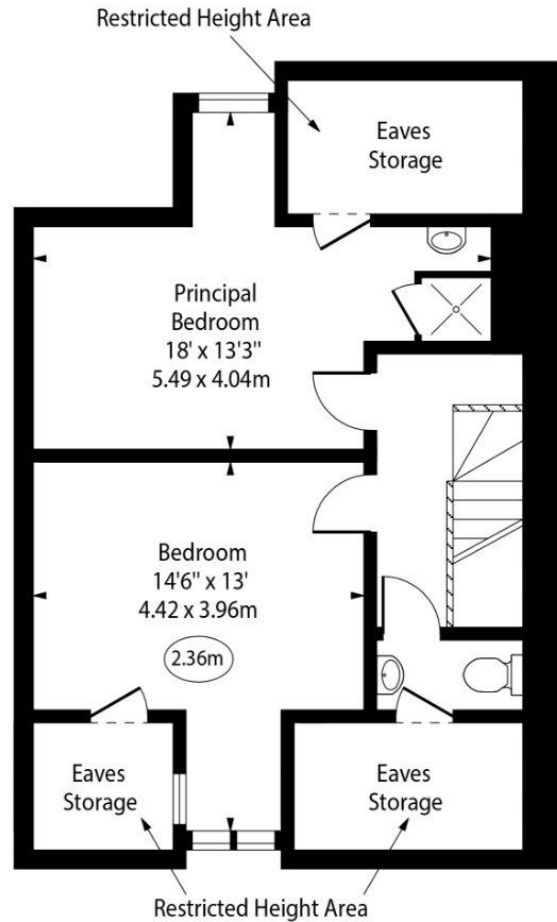
Kemplay Road,  
Hampstead Village, NW3



○ - Ceiling Height



Second Floor



Third Floor

Approx Gross Internal Area 970 Sq Ft - 90.11 Sq M

Approx. Floor Area Including Restricted Heights 1092 Sq Ft - 101.45 Sq M  
(Including Eaves 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. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Prepared for Chestertons  
Ref. No. 029721K

