



Hampstead Hill Gardens

Hampstead, NW3

Asking Price £1,000,000

An outstanding three bedroom, three bathroom flat boasting a spectacular 18'10 x 18'3 reception room with 4.4 metre high ceilings and wooden floors.

The property further benefits from a study, perfect for working from home, a private terrace and a long lease.

Hampstead Hill Gardens is renowned as one of the most desirable addresses in Hampstead and is located just off Rosslyn Hill and 0.4 miles from Belsize Park Underground (Northern Line).

CHESTERTONS



Hampstead Hill Gardens

Hampstead, NW3

- Three bedrooms & three bathrooms
- Spectacular 18'10 x 18'3 reception room
- Private terrace
- 0.4 miles to the Northern Line
- 0.3 miles to the Overground
- 0.3 miles to Hampstead Heath
- Long leasehold, 963 years remaining



Tenure: Leasehold 963 years remaining.

Service Charge: £3,900 per annum.

Ground Rent: £0

Local Authority: Camden

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		81
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

NW3 1QH

hampstead@chestertons.co.uk

020 7794 3311

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

Hampstead Hill Gardens,
Hampstead, NW3



○ - Ceiling Height



Approx Gross Internal Area 1040 Sq Ft - 96.62 Sq M

Approx. Floor Area Including Restricted Heights 1120 Sq Ft - 104.05 Sq M

For Illustration Purposes Only - Not To Scale
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