



Carlingford Road

Hampstead Village, NW3

Asking Price £1,300,000

A beautiful and extremely bright two double bedroom, two bathroom upper duplex flat, presented in "turn key" condition, having been comprehensively refurbished to a high standard throughout.

This stunning home comprises principal double bedroom with en-suite shower room, second double bedroom, both with sash windows and built in wardrobes, full bathroom with separate bath and shower, stairs to a 19'6 x 18'8 dual aspect living space with wood floors, a bespoke kitchen and the huge benefit of direct access to a private rear south facing decked terrace.

Carlingford Road is a peaceful residential address ideally located just 200 yards from the varied amenities, cafes and restaurants that Hampstead Village (Northern Line) provides. The property is located only 0.2 miles from Hampstead High Street, 0.3 miles from the Northern Line and 0.3 miles from the open acres of Hampstead Heath. Sole agent.

CHESTERTONS



Carlingford Road

Hampstead Village, NW3

- Upper duplex two bedroom flat
- Brand newly refurbished
- Bathroom and shower room
- 19'6 x 18'8 reception room
- Private south facing decked terrace
- Share of freehold and a long lease
- 0.2 miles to Hampstead High Street
- 0.3 mile to the Northern Line
- Offered chain free



Tenure: Share of Freehold and a lease with 954 years remaining.

Service Charge: £1,500 per annum

Ground Rent: £0

Local Authority: Camden

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)	52	67
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

NW3 1QH

hampstead@chestertons.co.uk

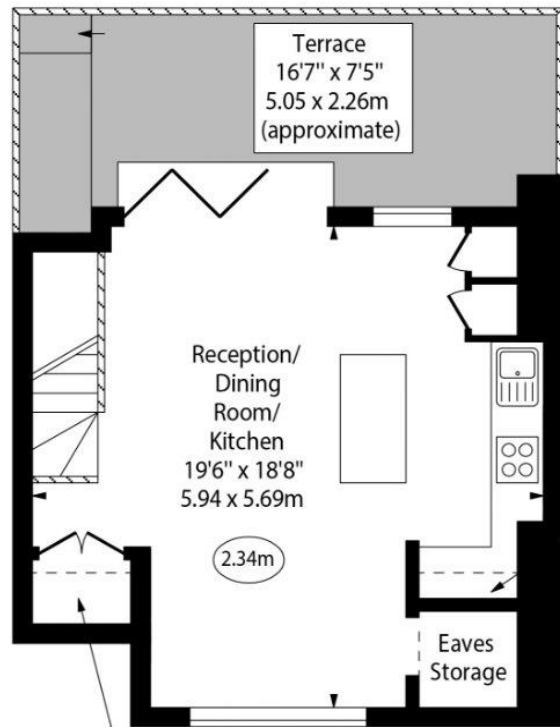
020 7794 3311

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

Carlingford Road, NW3

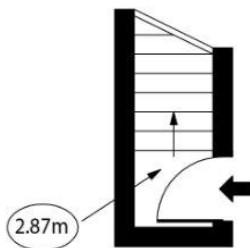


○ - Ceiling Height

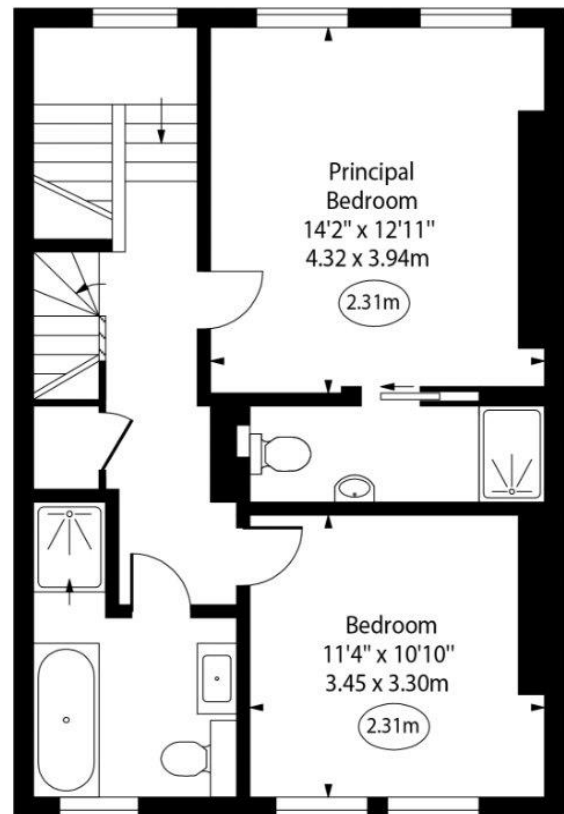


Restricted Height Area

Third Floor



First Floor



Second Floor

Approx Gross Internal Area

920 Sq Ft - 85.47 Sq M

Approx. Floor Area Including Restricted Heights

948 Sq Ft - 88.07 Sq M

(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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