



Hampstead Gates

Prince of Wales Road, NW5

Guide Price £995,000

A superb apartment in the highly sought after Hampstead Gates development - a local landmark and former school in the heart of Kentish Town. This very special apartment, measuring in excess of 1550 sq. ft., comes with the added bonus of its own private entrance, two patios and secure allocated underground parking. The building also features a private courtyard, a porter, secured bicycle rack and high-speed fibre internet. Very long lease and being sold chain-free.



Hampstead Gates

Prince of Wales Road, NW5

- Measuring in excess of 1550 square feet
- Excellent location
- Secure underground parking
- Two patios
- Own entrance
- Chain-free



Hampstead Gates is a gated development with porter and communal garden in an exceptional location close to the amenities, shops, bars and restaurants of Kentish Town, as well as outstanding schools and within easy reach of Camden Town and Chalk Farm. The green open spaces of Primrose Hill and Parliament Hill / Hampstead Heath are nearby and transport is excellent with Kentish Town West and Kentish Town stations in very easy reach.

Tenure: Leasehold with 976 years remaining.

Service Charge: £8500 per annum.

Ground Rent: £350 per annum.

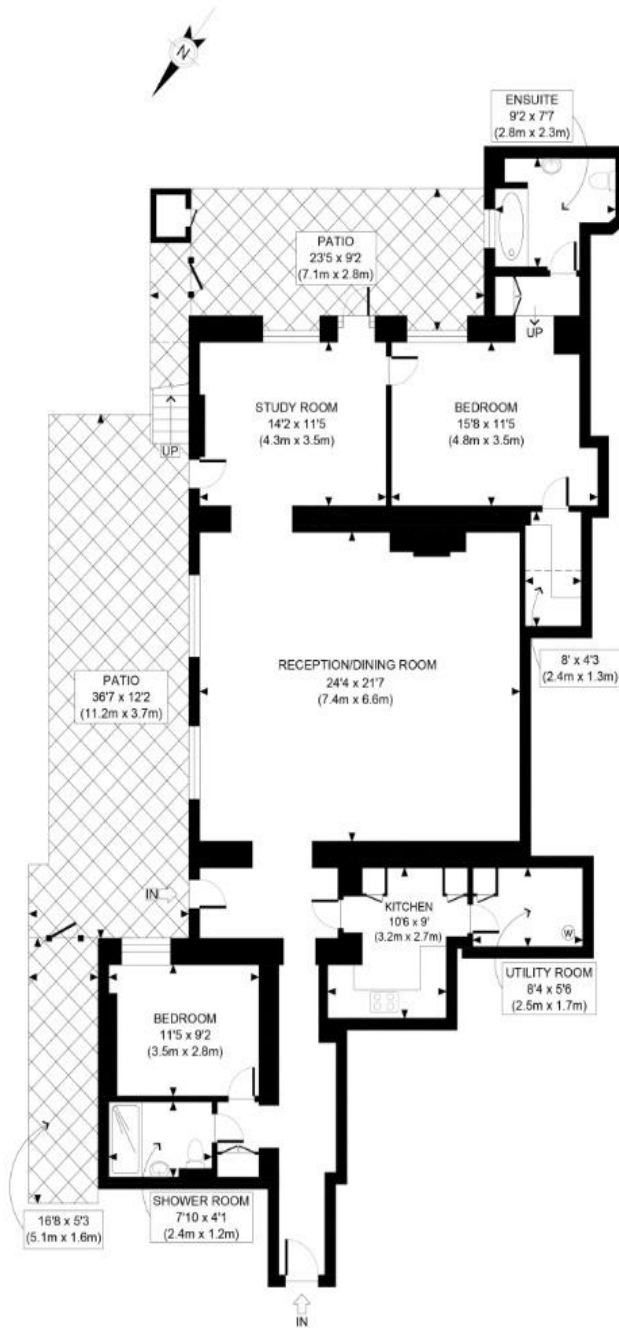
Local Authority: London Borough Of Camden

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Camden & Kentish Town Sales

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LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1572 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1572 SQ FT / 146 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

