



Pond Street Hampstead, NW3

Asking Price £400,000

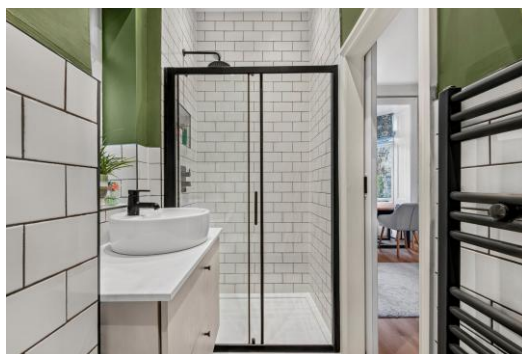
A beautifully presented & intelligently designed raised ground floor flat with direct access to a large private roof terrace, ideally situated in South End Green just yards from local shops, cafes and restaurants.

The property has been thoughtfully arranged to maximise both space and functionality, featuring an impressively high ceiling height and an innovative raised sleeping platform that creates clearly defined living areas. The bright and spacious reception room comfortably accommodates separate sitting, dining and home-working spaces, while bespoke shelving and integrated storage provide practical everyday living without compromising on style.

The well-appointed kitchen is fitted with a range of modern units and integrated appliances, additionally a stylish tiled shower room with a window provides further comfortable living.

The standout feature is the private roof terrace extending to approximately 225 square feet alone, and providing a wonderful tranquil retreat with ample space for dining, entertaining and relaxing. Combined with the internal accommodation, the property enjoys over 500 square feet of usable living and outdoor space.

Perfectly positioned on Pond Street in Hampstead, the property is within 0.2 miles from the open acres of Hampstead Heath, 0.1 miles from the cafés, restaurants and independent shops of South End Green, 0.2 miles from the Overground and 0.3 miles from the Northern Line. Sole agent.



Pond Street

Hampstead, NW3

- Stunning raised ground floor studio flat
- High ceilings
- Raised sleeping platform creating extra living space
- Contemporary fitted kitchen
- Stylish shower room
- Large 225 square foot private roof terrace
- Total indoor & outdoor space of over 500 square feet
- Prime Hampstead location close to shops & cafés
- 0.3 miles to the Northern Line
- 0.2 miles to the Mildmay Line



Tenure: Share of Freehold 957 years 5 months

Service Charge: £2,023 per annum

Ground Rent: £0

Local Authority: Camden

Council Tax Band: C

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

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

NW3 1QH

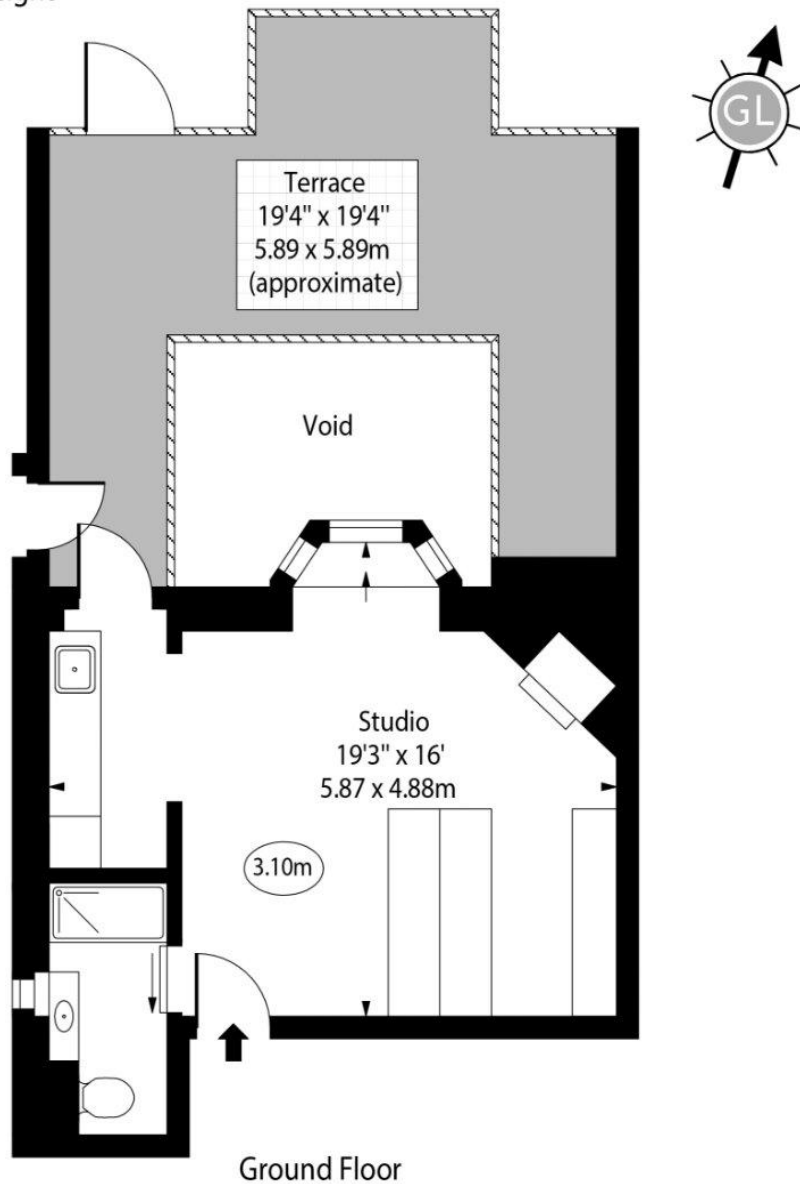
hampstead@chestertons.co.uk

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○ - Ceiling Height



Approx Gross Internal Area 282 Sq Ft - 26.20 Sq M

Terrace Area 225 Sq Ft - 20.90 Sq M

Total Floor Area Including Terrace 507 Sq Ft - 47.10 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.

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Prepared for Chestertons

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