



Langland Gardens | London | NW3

Asking price £2,150,000 | Share of Freehold

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ADN
RESIDENTIAL

This beautifully designed three double bedroom duplex apartment forms part of an impressive Victorian residence in the heart of Hampstead and benefits from a terrace and a stunning private garden.

Meticulously renovated throughout, the property provides approximately 1,801 sq ft (167.3 sq m) of exceptional family accommodation. The apartment is centred around a striking 37-foot reception room featuring a bespoke Neil Lerner open-plan kitchen, which opens seamlessly onto the garden, creating an ideal space for both everyday living and entertaining.

The principal bedroom suite offers a generous dressing area and a luxurious en-suite bathroom. There is a second double bedroom with en-suite bathroom, a third double bedroom, a family shower room, a utility room, and a versatile garden studio.

The beautifully landscaped private garden extends to approximately 72 feet and incorporates a patio, lawn and terraced seating area, making it perfect for outdoor entertaining.

Langland Gardens is ideally located close to Hampstead Village, renowned for its fashionable cafés, acclaimed restaurants and boutique shops. The area is exceptionally well connected, with Hampstead Underground Station (Northern Line) approximately 0.5 miles away, Finchley Road and Swiss Cottage stations (Jubilee and Metropolitan Lines) also within 0.5 miles, Finchley & Frognal Overground station around 0.3 miles away, and numerous bus routes providing easy access into Central London.

Tenure: Share of Freehold
Annual Service Charge: £6000 Per Annum
Annual Ground Rent: £250 Per Annum

- 37" Lounge/Dining Room
- Principal Bedroom With En Suite Bathroom
- One Further Bedroom
- Utility Room
- Private Garden
- Open Plan Kitchen
- Second Bedroom With En Suite Bathroom
- Shower Room
- Terrace
- Garden Studio

Council Tax Band: G
EPC: C





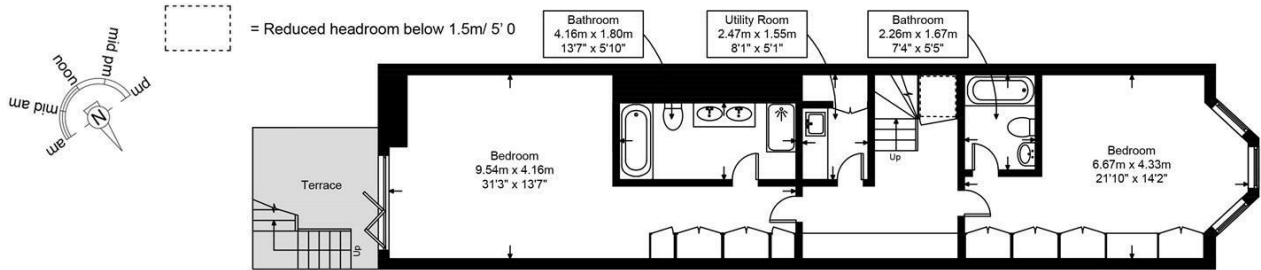


Langland Gardens, NW3

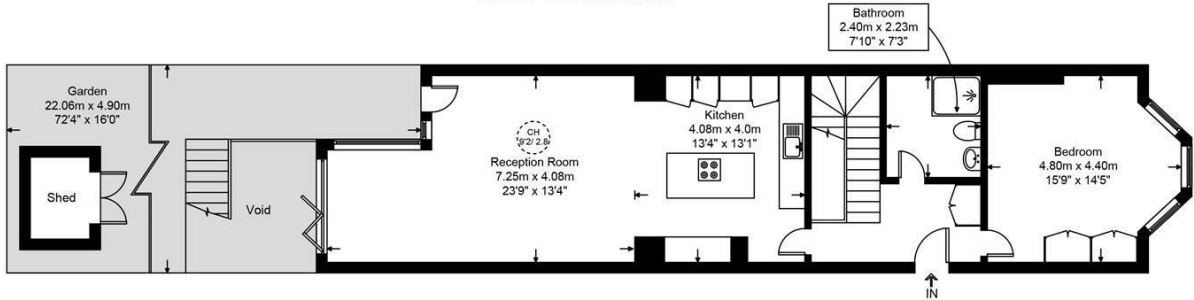
Approximate Gross Internal Area = 1801 sq ft / 167.3 sq m

Restricted Height = 9.6 sq ft / 0.90 sq m

(Including Restricted Height)



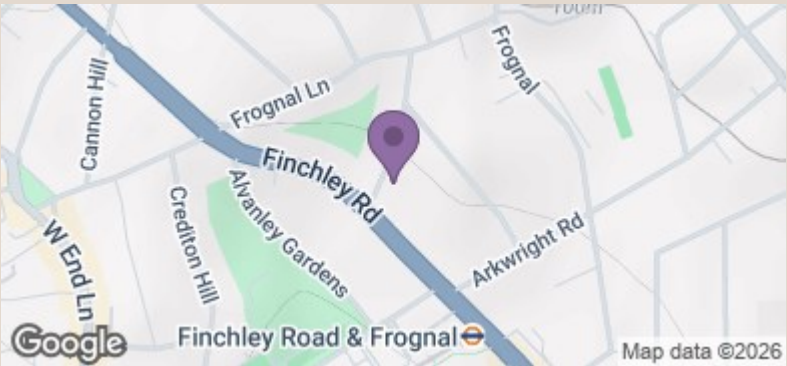
Lower Ground Floor



Higher Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	80	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155