






## MORETON HOUSE

Hampstead, NW3



## WONDERFUL PERIOD FLAT IN PRIME HAMPSTEAD VILLAGE LOCATION

Situated on a quiet lane in Hampstead village, a unique three bedroom raised ground and first floor garden apartment, forming part of a Grade II listed neo-Gothic mansion.

			EPC
3	2	1	TBC

Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Share of freehold, plus leasehold, approximately 996 years remaining

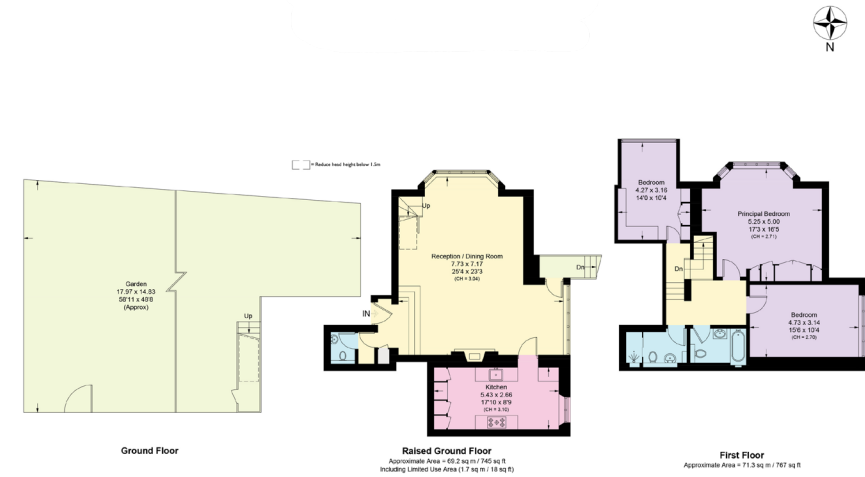
Service charge: £7,000 per annum\*

**Guide Price: £2,500,000**

Designed in 1896 by the esteemed architect Thomas Garner, Moreton House is rich in period detail. The magnificent 26' 5" by 22' 7" reception room features exquisite wood panelling, stone mullions and leaded windows, intricate ceiling plasterwork, and a grand fireplace, while providing direct access to a mature private garden. Holly Walk, a tranquil, often traffic-free lane just three minutes walk from Hampstead tube station, further contributes to a rare sense of peaceful seclusion.

The first floor features a spacious, southwest-facing principal bedroom with a bay window and far-reaching views, two further well-proportioned bedrooms and two immaculate bathrooms. Extending to 1,558 sq ft, the apartment has the huge benefit of off-street parking for two cars. The lease is approximately 996 years and there is a share of the freehold.

\*Please note that we have not been able to confirm the amount or timing of the next service charge review. We recommend that you or your advisors make independent inquiries. Additionally, the service charge given does not include any provision for major works.



Approximate Gross Internal Area = 140.5 sq m / 1,512 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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