



NETHERHALL GARDENS

Hampstead, NW3



SET WITHIN THE EXCEPTIONAL SAMARA MANSIONS

An elegant duplex penthouse apartment situated on Netherhall
Gardens, NW3.



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Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Leasehold, approx. 236 years remaining

Ground rent: £100 per annum*

Service charge: £12,979 per annum*

Asking Price: £2,300,000





Set within the exceptional Samara Mansions, this elegant duplex penthouse offers a rare blend of classic architecture and tranquil, nature-filled surroundings. Spanning approximately 2,068 sq ft, the residence has been thoughtfully designed to provide both comfort and sophistication throughout.

At the heart of the home lies an expansive reception room, seamlessly connected to a sleek modern kitchen, creating a flowing open plan layout ideal for entertaining guests or enjoying quiet evenings at home. The property features two well sized bedrooms and two stylish, contemporary bathrooms, perfectly suited to modern living.

The penthouse further benefits from a private balcony, offering peaceful views over the well maintained communal gardens. Residents can also enjoy access to extensive grounds, complete with an elegant water feature, providing a serene escape from city life and an ideal setting for relaxation or social gatherings.







Practicality is equally well considered, with secure gated underground parking suitable for a large vehicle, along with a substantial private storage cage. The parking area is well lit and carefully maintained, ensuring a safe and seamless experience for residents.

Combining timeless elegance with modern convenience, this exquisite penthouse presents a unique opportunity to enjoy refined London living in a peaceful and picturesque setting, perfect for those seeking both luxury and tranquillity in a prime location.

Positioned on Netherhall Gardens, the property offers an ideal balance of urban convenience and village charm.

Finchley Road Underground station, serving the Metropolitan and Jubilee lines, is approximately 0.2 mile away, while Hampstead Underground station is around 0.8 mile away, providing easy access across London.

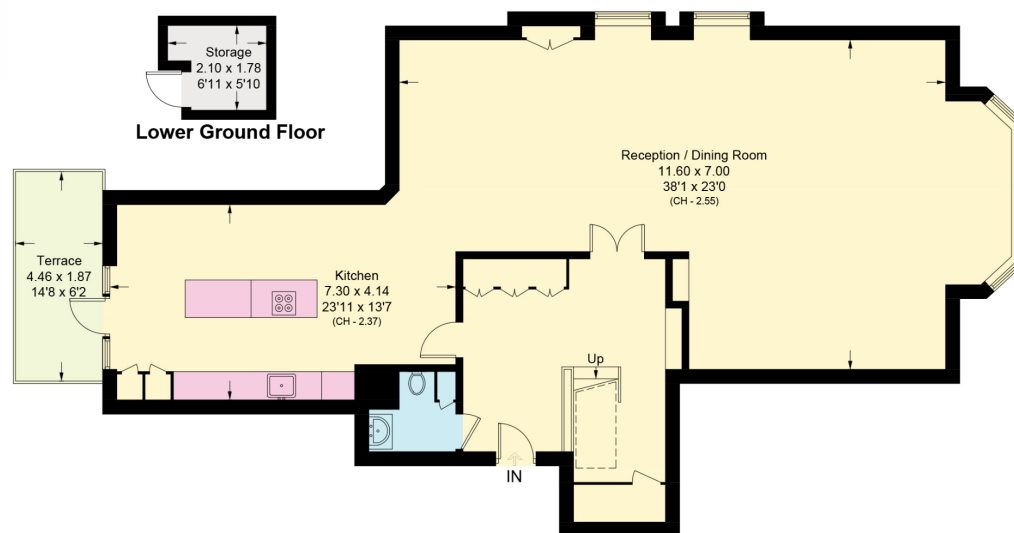
Finchley Road itself offers a wide range of amenities, including several gymnasiums and a large Waitrose, ensuring everyday needs are well catered for.

Hampstead Village and Belsize Village are both within close proximity and offer a variety of independent boutiques, cafés, and restaurants, making them ideal destinations for leisurely afternoons.

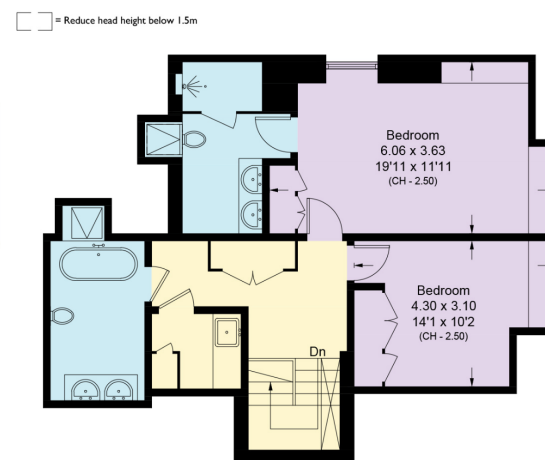
*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.







Second Floor
Approximate Area = 127.4 sq m / 1371 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)



Third Floor
Approximate Area = 64.8 sq m / 697 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)

Approximate Gross Internal Area = 192 sq m / 2,068 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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