Pond Street

Hampstead, NW3

Asking Price £390,000

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.

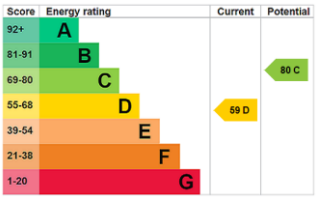
CHESTERTONS

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

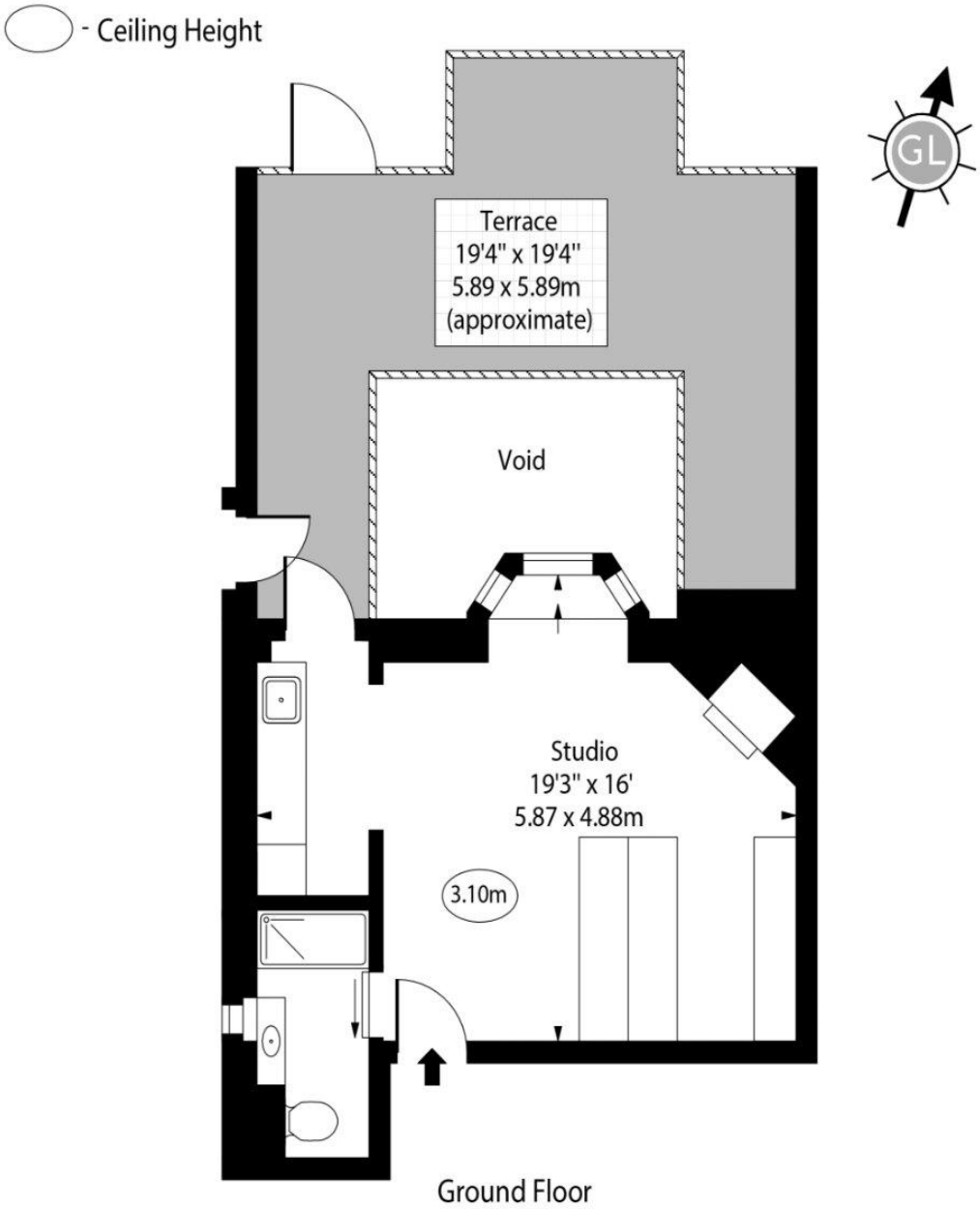
Tenure: Share of Freehold and a lease with 957 years remaining
Service Charge: £2,023 per annum
Ground Rent: £0
Local Authority: Camden
Council Tax Band: C



Chestertons Hampstead Sales

55-56 Hampstead High Street
Hampstead
NW3 1QH
hampstead@chestertons.co.uk
020 7794 3311
chestertons.co.uk

Pond Street, NW3



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.

www.goldlens.co.uk

Prepared for Chestertons

Ref. No. 032161E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable