

# Finchley Road

LONDON

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*A stunning 1,600 sq ft, 3-bedroom lateral garden apartment situated in a highly desirable location on Finchley Road.*

- Share of Freehold
- Chain Free
- 3 Bedroom Apartment
- Private Garden
- Cellar (Storage)
- Garage
- Off-street Parking Outside
- Service Charge Approx £4000 Annually
- Excellent Transport Links

The property features a private garage, offering secure off-street parking or additional storage, as well as a substantial cellar providing excellent storage space and future potential, subject to the necessary consents, with a 100ft rear manicured garden offering both privacy and exclusivity. Finchley Road borders Hampstead, running adjacent to the South Hampstead and West Hampstead neighbourhoods within the London Borough of Camden.

Thoughtfully designed with contemporary living in mind, this impressive home offers beautifully balanced accommodation, generous room proportions and an excellent feeling of space throughout. The kitchen and dining area forms the natural centrepiece of the home, creating a welcoming environment for both relaxed day-to-day living and entertaining guests.

The substantial cellar is a particularly valuable feature of the property, offering three separate rooms that provide excellent storage and considerable versatility. The space also benefits from direct internal access to the garage, which in turn provides convenient access to the main road.



## Accommodation

The Principal bedroom has an abundance of natural light, creating a calm and understated atmosphere. A striking bay window spans much of the front of the room, fitted with elegant plantation shutters that provide both privacy and control over the light entering the space. The solid timber bed forms the centrepiece, while integrated open shelving provides generous storage and display space without overwhelming the room. Towards the far end of the room, an impressive wall of floor-to-ceiling fitted wardrobes provides generous storage while maintaining the room's clean, sophisticated aesthetic.

The ensuite bathroom complements the accommodation, while extensive built-in storage has been carefully incorporated to maximise practicality without compromising on style.

There are also two additional bedrooms, bedroom two, another generously sized room like the Principal bedroom, is fitted with a modern ensuite bathroom, and bedroom three, which is currently set up as the home office.





## Outside

To the rear, the property reveals an exceptionally generous private garden, creating a wonderful sense of space rarely associated with such a well-connected London setting. The back garden stretches approximately 100 feet and is predominantly laid to lawn and framed by mature trees, established planting and greenery; the garden enjoys a wonderfully secluded character, providing a peaceful backdrop to the home.

Immediately adjoining the house is a dedicated outdoor entertaining terrace, offering a natural extension of the internal living accommodation. With ample space for alfresco dining, summer entertaining and relaxed seating, it creates an intimate setting from which to enjoy the garden beyond.



## Location

Finchley Road is one of Northwest London's most established and well-connected residential corridors, stretching from St John's Wood through Swiss Cottage and towards Hampstead. More than simply a key London thoroughfare, the area offers an appealing combination of excellent transport connections, shopping, dining and everyday amenities, all within easy reach.

The location offers excellent connectivity across the capital, with both Underground and Overground services within convenient reach. Hampstead's renowned amenities, green open spaces and selection of respected schools further enhance the appeal of the area.

### **Hampstead Heath**

Hampstead Heath is a wild park of woodland and meadows, tucked inside north London's Zone Two, and less than four miles from the centre, though you'd never know it. It sprawls over 800 acres and boasts some of the most spectacular views in the city.



# Transport

Hampstead Village provides an array of shopping facilities ranging from boutique outlets to renowned beauty stores, restaurants and pavement cafes to artisan food stores and delicatessens. Hampstead and surrounding areas provide a wide range of excellent state and private schools. In addition, there are a number of nearby leisure facilities including golf courses as well as health and fitness centres.

The location is convenient to Hampstead Underground Station (Northern Line) and there is good proximity to the country’s main arterial road network and access to London’s mainline rail station. The extensive green open spaces of Hampstead Heath are less than half a mile away, allowing access to the vast network of footpaths and wooded areas, its ponds, athletics facility and in addition, Kenwood House.

For international travel, Heathrow Airport is approximately a 40-minute drive, and Luton Airport is approximately 35 minutes.

## Local Schools

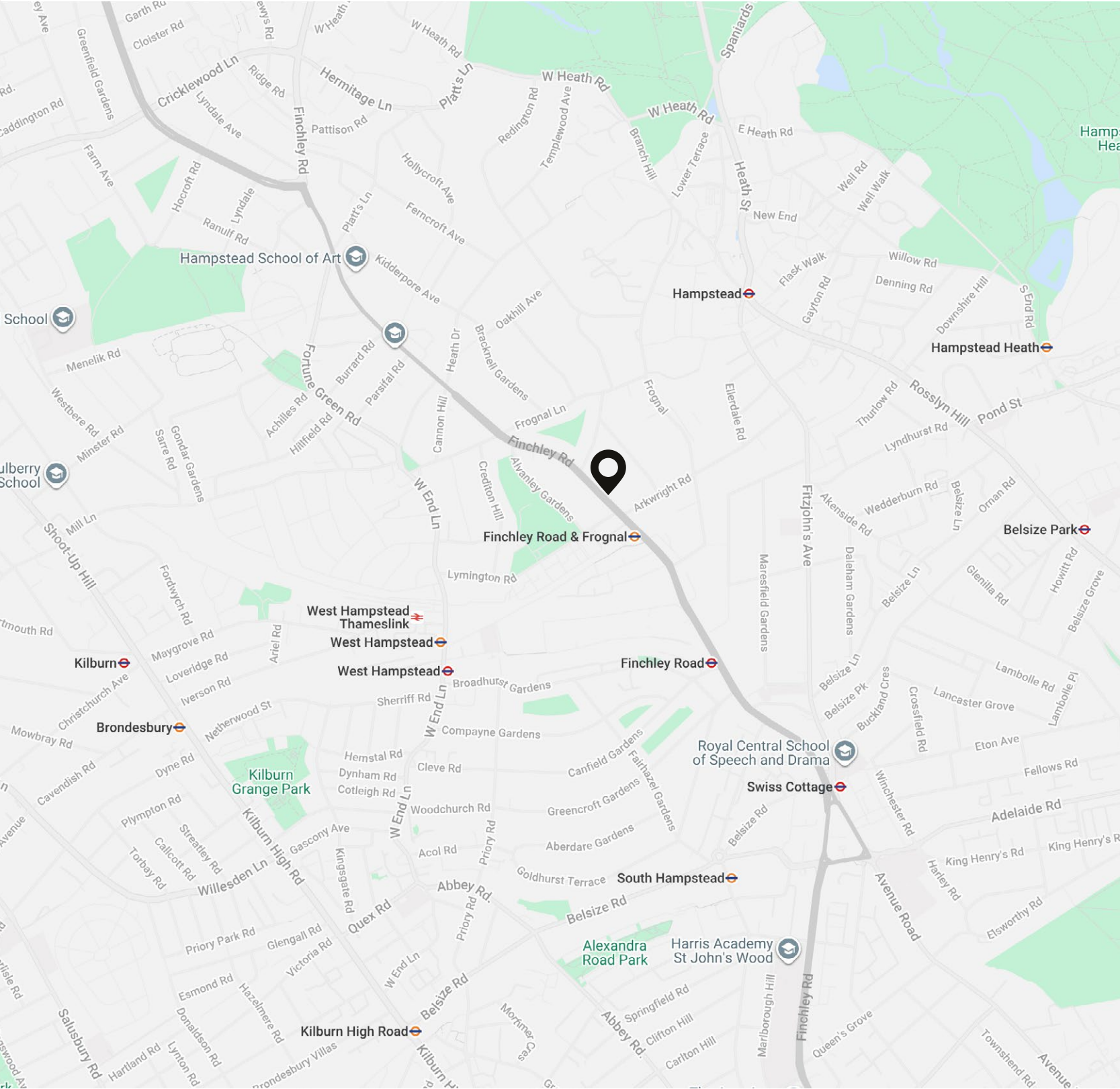
Nearby primary options include Christ Church Primary School Hampstead, Holy Trinity CofE Primary School and Abacus Belsize Primary School, while older students are well served by established secondary institutions including The UCL Academy and Parliament Hill School.

## Independent Schools

The area also provides convenient access to a strong selection of independent and specialist education, including The Academy School, The King Alfred School and Collège Français Bilingue de Londres, offering families a variety of British, independent and bilingual educational options.

## Train stations

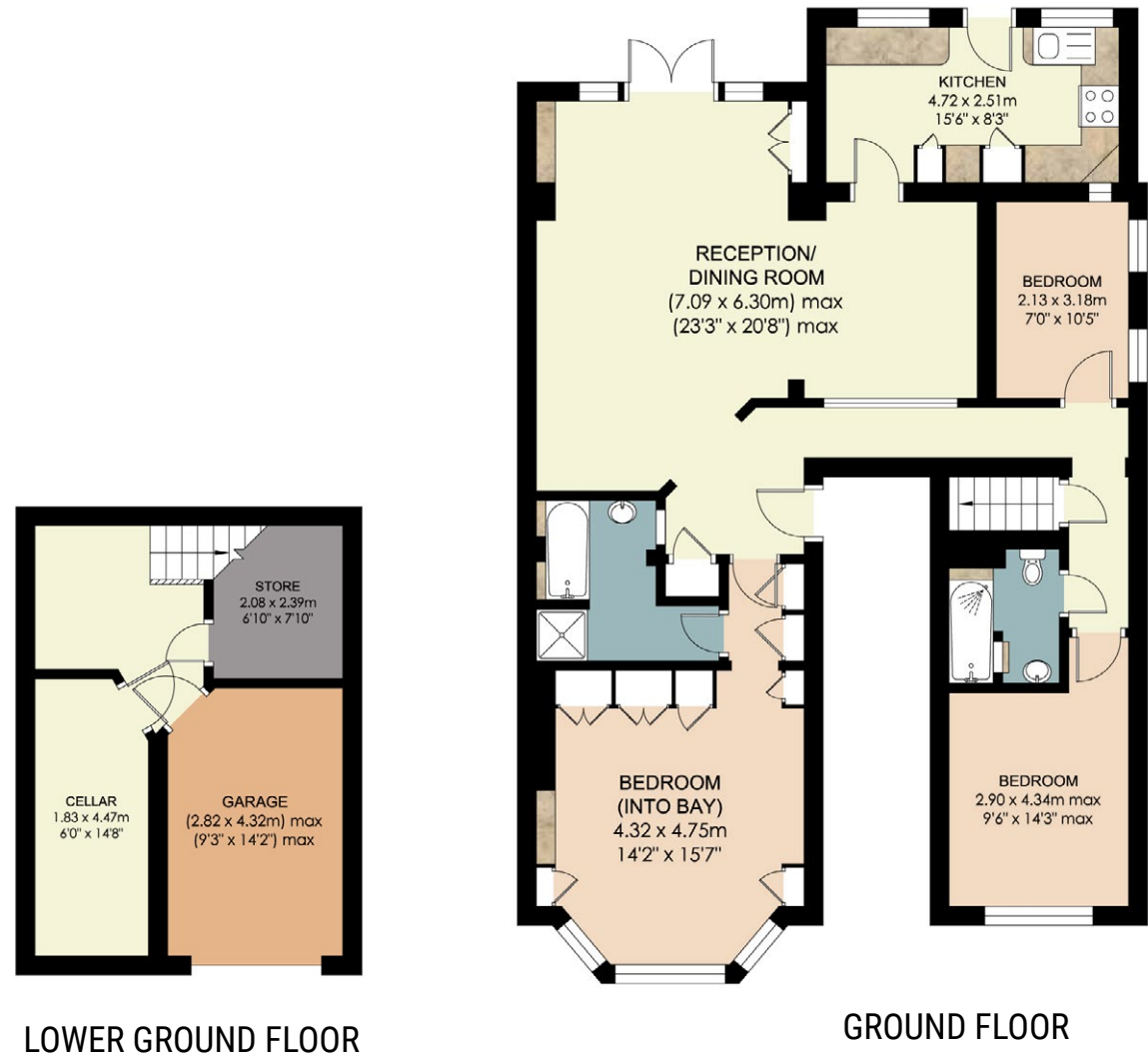
- Finchley Road & Frognal Train Station | 2min Walk
- Finchley Road Tube Station | 8min Walk
- West Hampstead Tube Station | 10min Walk





# Floor Plan

Approximate Gross Internal Area: 1,456 sq.m. / 135 sq.ft.  
Garage: 132 sq.m. / 12 sq.ft.  
**Total: 1,588 sq.m. / 148 sq.ft.**



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