



Caulfield House

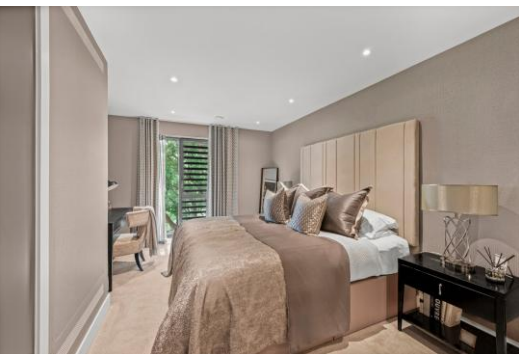
Penrose Gardens, Hampstead NW3

Asking Price £1,250,000

Situated on the first floor of this recently constructed development with lifts, an exceptional three bedroom flat currently configured as a two bedroom flat, with a dining room adjoining the living room, all presented in "turn key" condition throughout.

This superb property comprises a 27'2 x 13'7 reception room with direct access to a 20' private terrace, an outstanding kitchen with Miele appliances to include a wine cooler, separate dining room, principal bedroom with an en-suite shower room, second double bedroom, second bathroom and a utility room.

Caulfield House further benefits from a concierge, bicycle storage and allocated off street parking.



Caulfield House

Penrose Gardens, Hampstead NW3

- Exceptional first floor flat
- 1234 square feet
- Two double bedrooms
- Two superb bathrooms
- Reception room and dining room
- Excellent kitchen with Miele appliances
- Comfort cooling
- Private terrace off the reception room
- Secure allocated parking space
- Concierge
- Long lease



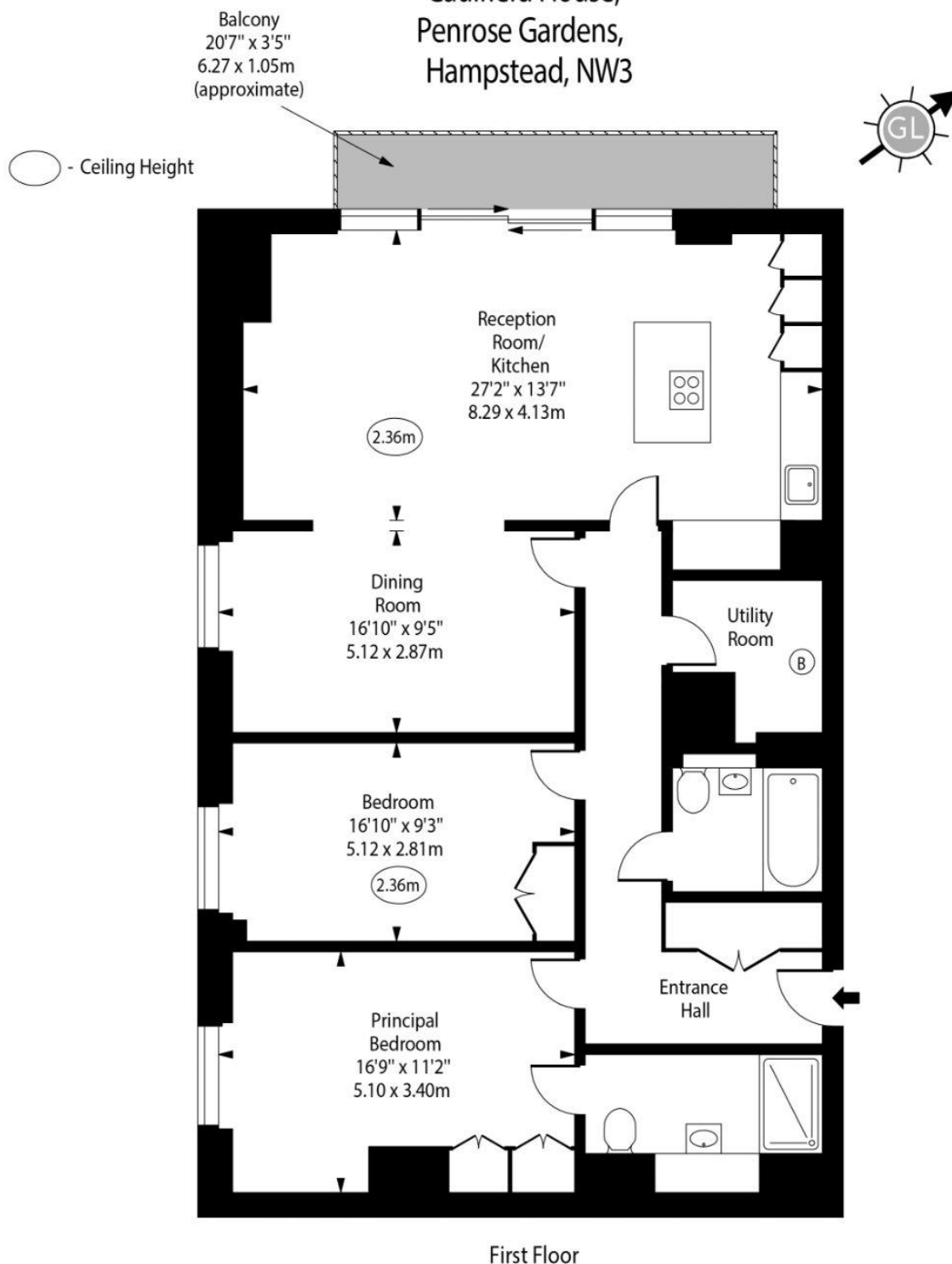
Tenure: Leasehold 988 years remaining
Service Charge: £9,489 per annum
Ground Rent: £1,500 per annum
Local Authority: Camden
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Penrose Gardens,
Hampstead, NW3



First Floor

Approx Gross Internal Area 1234 Sq Ft - 114.66 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.

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