



St. Regis Heights | Hampstead | London | NW3

Guide Price - £2,000,000

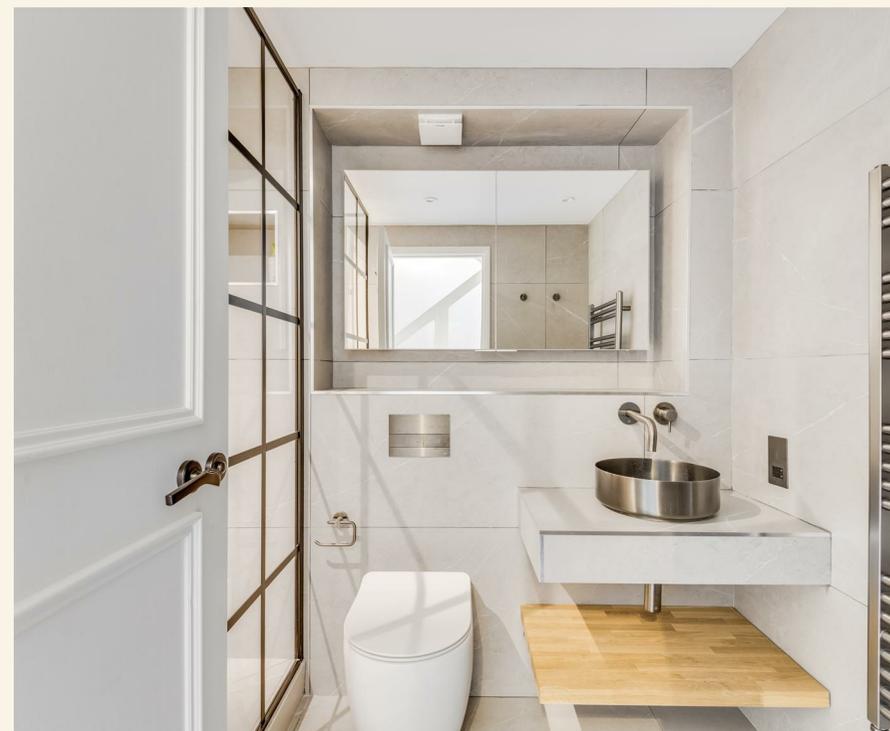


- Duplex apartment
- Two bathrooms
- Private terrace
- Four bedrooms
- Secure parking for two cars
- Gated Hampstead development

An exceptional four bedroom duplex apartment extending to approximately 207 sq.m (2,233 sq.ft), occupying the ground and first floors of one of Hampstead's most exclusive and secure gated enclaves.

Set behind discreet security within beautifully maintained grounds, this impressive residence combines the scale and presence of a house with the convenience of luxury apartment living. The accommodation is elegantly proportioned throughout, centred around a magnificent reception and dining room designed for both refined entertaining and comfortable family life. A separate kitchen/breakfast room offers generous space for informal dining and everyday living.





The principal bedroom suite provides a calm and private retreat, complemented by three further substantial bedrooms and two beautifully appointed bathrooms. The apartment is presented in good decorative order, offering a seamless blend of comfort and understated sophistication. Rare for a Hampstead apartment of this calibre, the property benefits from a private terrace and a charming front courtyard, creating a wonderful sense of indoor, outdoor living. Residents enjoy the reassurance of a secure gated setting, access to communal parking, and the significant advantage of two allocated spaces within a secure underground car park.

Firecrest Drive is enviably positioned approximately 0.4 miles from the boutiques, cafés and renowned restaurants of Hampstead High Street, together with Hampstead Underground Station (Northern Line), providing swift connectivity to the West End, the City and beyond. A distinguished home in one of North West London's most prestigious locations.



St Regis Heights, NW3

Approximate gross internal area

218.41 sq m / 2351 sq ft

(Including Voids)

Voids

10.96 sq m / 118 sq ft

Key :
CH - Ceiling Height



Ground Floor



First Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Council Tax Band H EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		80	
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
(1-1) H			
England & Wales		EU Directive 2002/91/EC	

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