



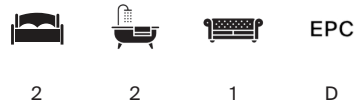
## GILES BUILDING

Hampstead, NW3



# A 2 BEDROOM APARTMENT IN UPPER HAMPSTEAD WALK, NW3

A fantastic two bedroom lateral apartment located on the second floor of this iconic building in the heart of Hampstead



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Share of Freehold, approx. 969 years remaining

Ground rent: £0

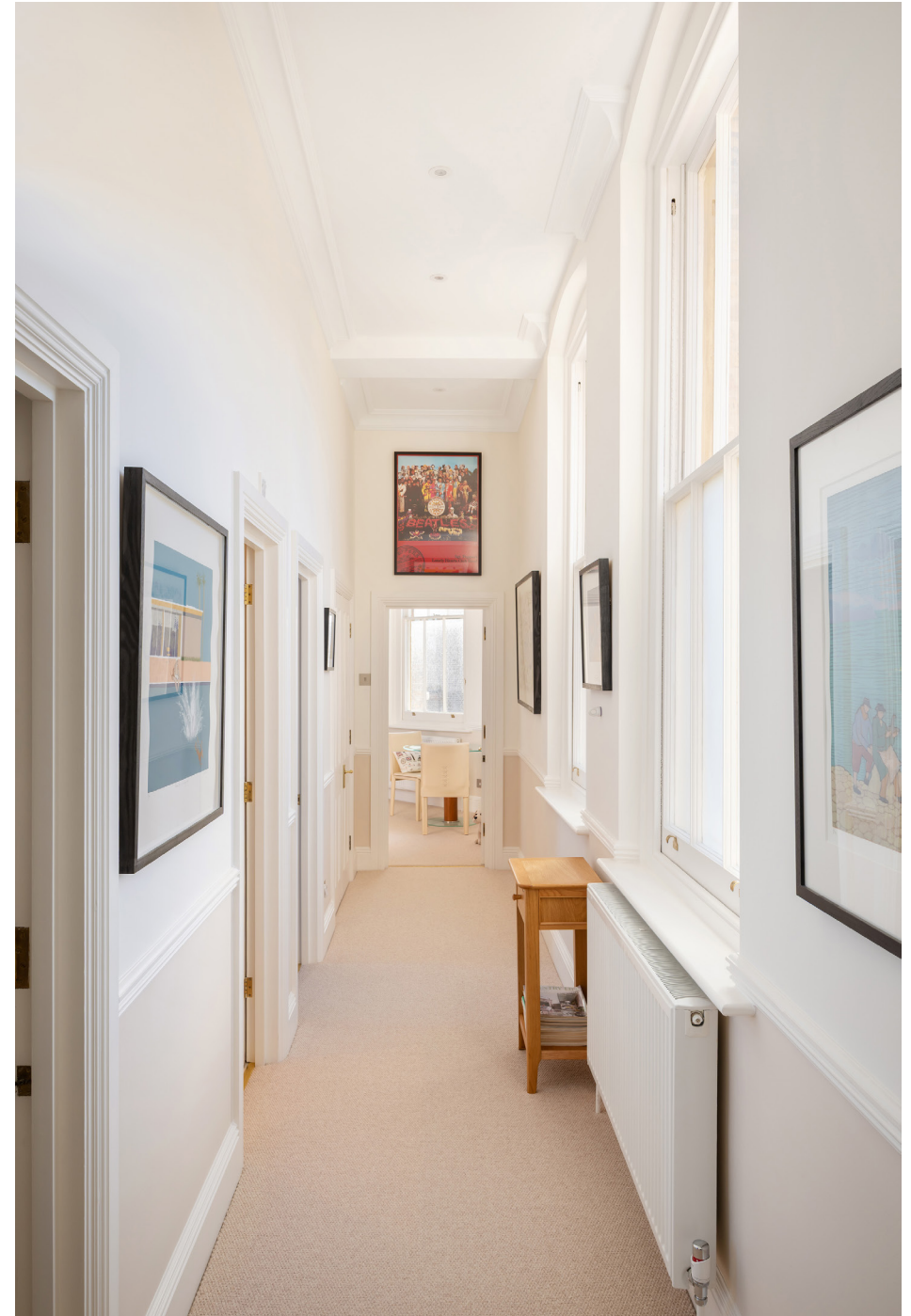
Service charge: £7,200\*

Asking Price: £1,199,950



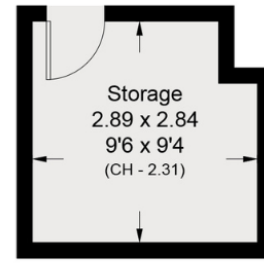
The apartment has been beautifully refurbished and comprises of approximately 867 sq ft with high ceilings and large windows throughout. There is a sizeable reception room, an eat-in kitchen, a principal bedroom with en suite bathroom, a second double bedroom and a second bathroom. The apartment has the benefit of panoramic views, including the London Eye and former BT Tower, as well as an allocated parking space, a large storage room, a residents' gym and a Concierge.

Giles Building forms part of a gated development in Upper Hampstead Walk located within walking distance to all of Hampstead's amenities, the Heath and Hampstead Underground Station (Northern Line).



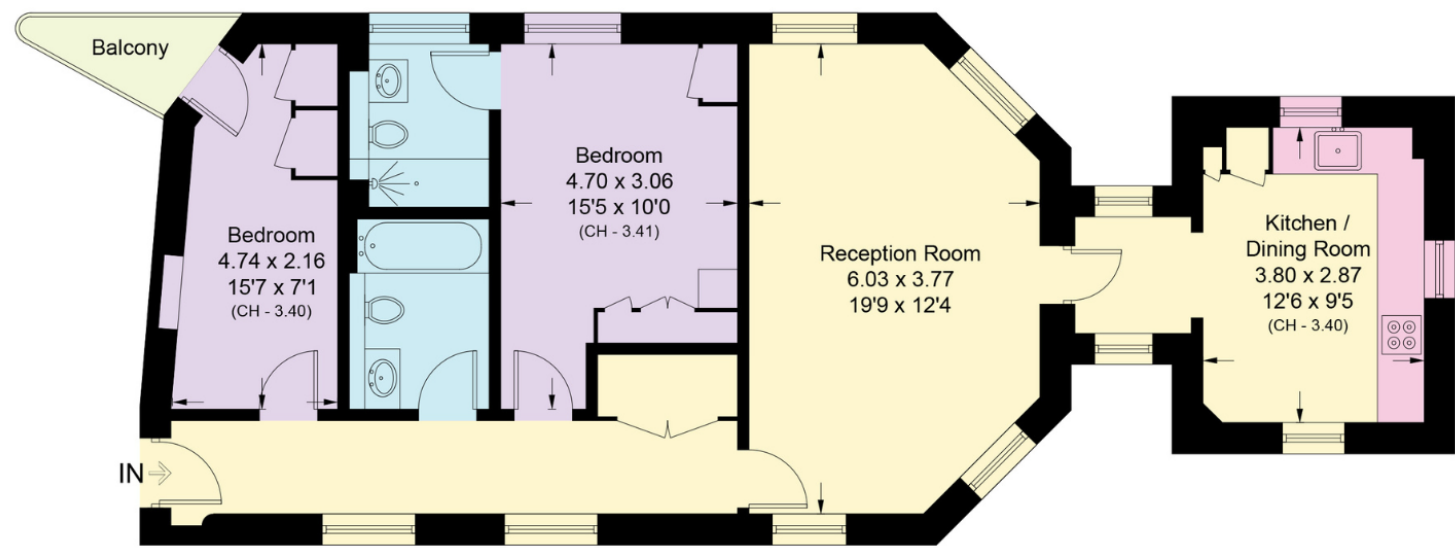






**Ground Floor**

Approximate Area = 7.9 sq m / 85 sq ft



**Second Floor**

Including Storage  
Approximate Gross Internal Area = 88.5 sq m / 952 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.

**Nathan White**  
020 3833 9813  
Nathan.white@knightfrank.com

**Knight Frank Hampstead**  
58-62 Heath Street,  
Hampstead, NW3 1EN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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\*Please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries. 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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