



**BEAUCHAMP
ESTATES**

Kidderpore Avenue

HAMPSTEAD





An exceptional three-bedroom lateral apartment in Hampstead.



Exterior

This ground-floor apartment forms part of Westfield, a purpose-built residential development on Kidderpore Avenue, a tree-lined road on the Hampstead side of Finchley Road. A 24-hour concierge staffs the entrance. Residents have a swimming pool, a gymnasium and landscaped communal gardens. Secure parking lies beneath the building, and two spaces come with the apartment.

Highlights

- Private Terrace
- Two underground parking spaces
- 24 hour concierge
- Indoor pool and gym





Interiors

The apartment runs laterally across one level. A central hallway leads to the reception and dining room, lit by large bow window, with full-height doors onto the terrace. The kitchen adjoins it, separate and fully fitted, with its own door to the terrace. A second bow window lights the principal bedroom, which opens to a large dressing room and an ensuite bathroom with bath. Two further double bedrooms open onto the terrace and share a shower room. The private terrace extends 67ft across the full width of the apartment. Fitted storage lines the hall, and a separate private storeroom is included with the property.

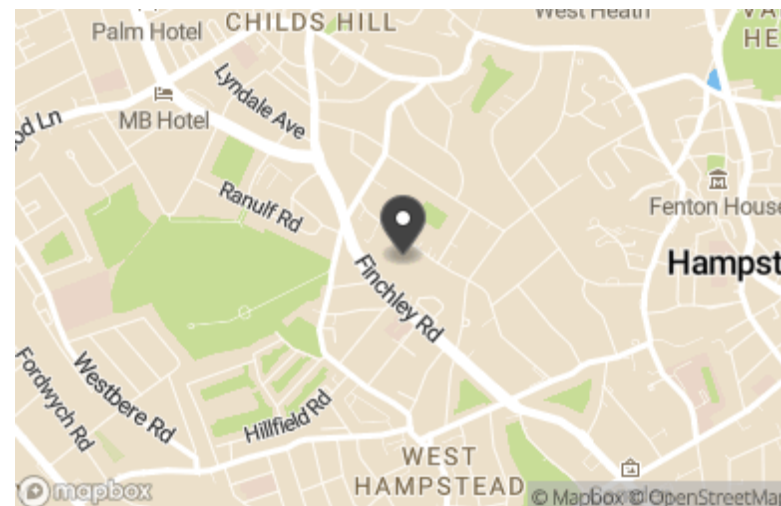


Features

- Communal Gardens
- Gym
- Swimming Pool

Location

Hampstead Village is an easy walk away, with Ginger & White on Perrin's Court, The Hampstead Butcher & Providore on Rosslyn Hill, and The Holly Bush on Holly Mount, a Grade II listed pub built around 1797 as the stables for Romney's House. Hampstead Heath, 790 acres of woodland, ponds and walking trails, begins a short distance north. Finchley Road covers everyday shopping, with a Waitrose and the O2 Centre, which houses a Sainsbury's, a Vue cinema and a Waterstones. Finchley Road Underground station serves the Jubilee and Metropolitan lines and is roughly 0.7 miles away; Finchley Road & Frognal, on the Overground, is a five-minute walk from it. Hampstead



Terms

Price: £1,300,000

Tenure: Share of Freehold, 969 years remaining

Ground Rent:

Service Charge: £15,000.00

Local Authority: Camden

Council Tax: G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82+) A (61-81) B (39-60) C (15-40) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs England, Scotland & Wales EU Directive 2002/91/EC 76 76			
Very environmentally friendly - lower CO₂ emissions (82+) A (61-81) B (39-60) C (15-40) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions England, Scotland & Wales EU Directive 2002/91/EC 76 76			

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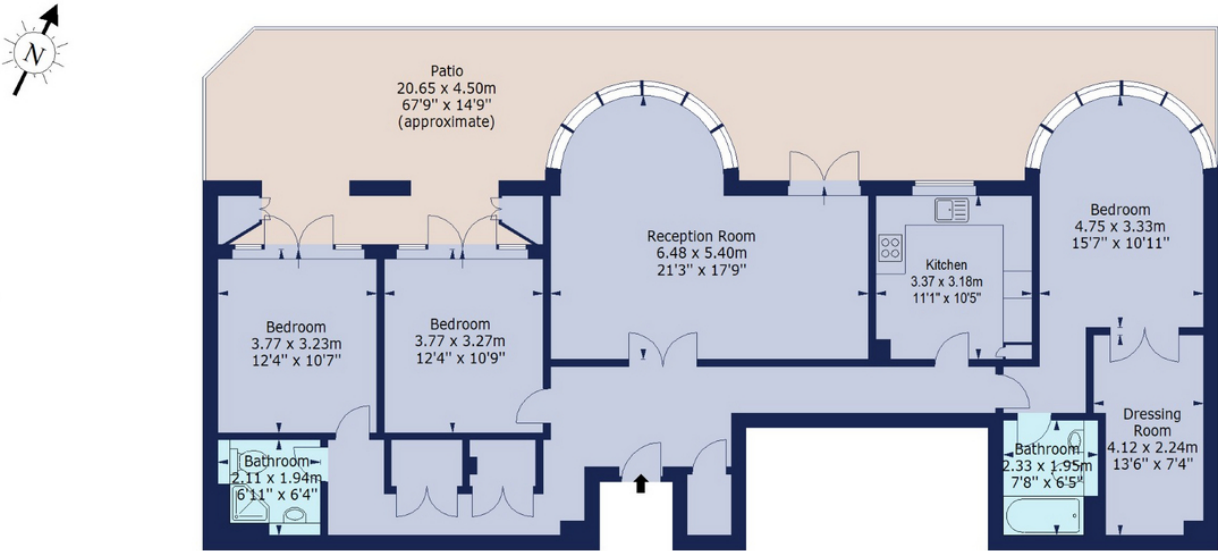
Westfield, Kidderpore Avenue, NW 3

Approximate Gross Internal Area =

1369 sq ft / 127.18 sq m

Stores Approximate Gross Internal Area =

15 sq ft / 1.39 sq m



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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