



# Denning Road

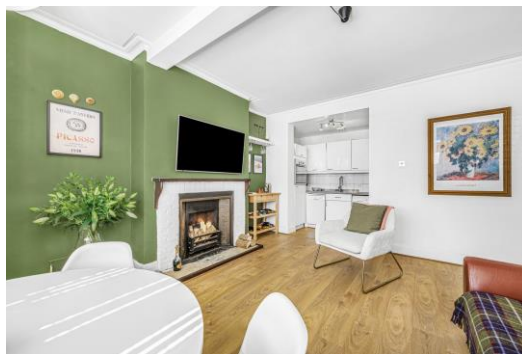
## Hampstead Village, NW3

Asking Price £1,100,000

Accessed via its own private entrance, a two bedroom, two bathroom garden flat featuring a 53' private garden.

The property further benefits form a share of the freehold.

Denning Road is a quiet residential turning ideally located approximately 300 yards from the varied shops cafes & restaurants that Hampstead Village (Northern Line) provides. The open acres of Hampstead Heath are also located just 100 yards. Sole agent.



# Denning Road

## Hampstead Village, NW3

- Two bedrooms & two bathrooms
- Private garden
- Share of freehold
- 300 yards to Hampstead Village
- 100 yards to Hampstead Heath
- Chain free



**Tenure:** Share of Freehold and a lease with 88 years remaining.

**Service Charge:** £500 per annum for building insurance. 26% share of the building's outgoings.

**Ground Rent:** £0

**Local Authority:** Camden

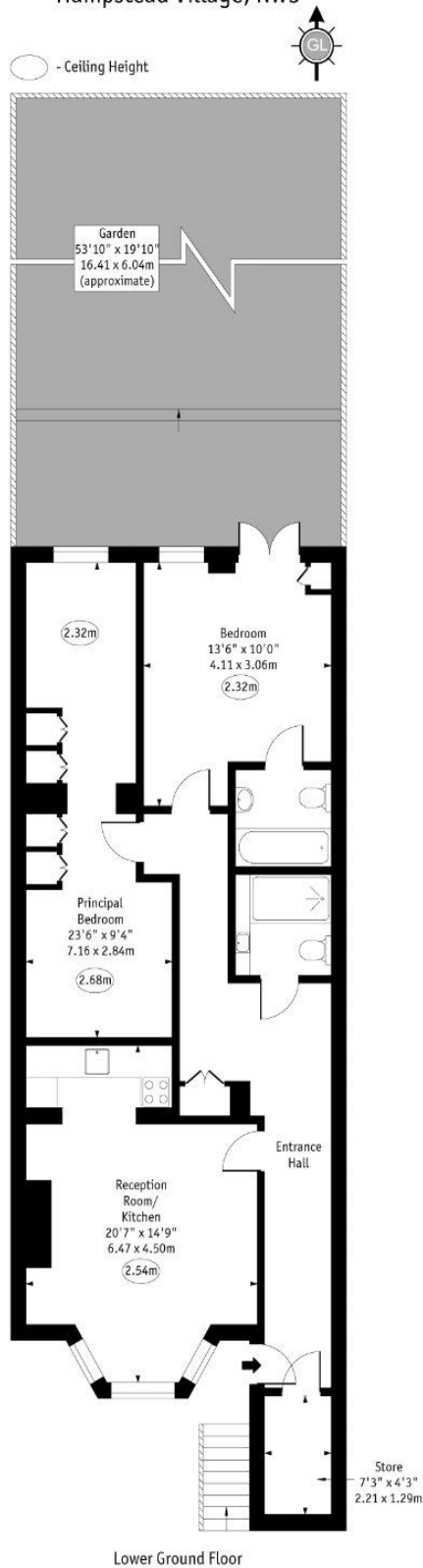
**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street  
Hampstead  
NW3 1QH  
hampstead@chestertons.co.uk  
020 7794 3311  
chestertons.co.uk

Denning Road,  
Hampstead Village, NW3



Approx Gross Internal Area 980 Sq Ft - 91.04 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.  
www.goldlens.co.uk  
Ref. No. 029038WJH

