



NOVEL HOUSE, NEW END

Hampstead, NW3



A 2 BEDROOM APARTMENT FOR SALE IN NOVEL HOUSE.

An outstanding two bedroom lateral apartment on the third floor of a luxurious development in the heart of Hampstead Village. The apartment comprises a large open-plan reception room and kitchen leading on to a private balcony and terrace.



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EPC

B

Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Leasehold, approx. 244 years remaining

Ground rent: £850 until 2055, then reviewed every 10 years

Service charge: £19,440*

Asking Price: £3,500,000







An outstanding two bedroom lateral apartment on the third floor of a luxurious development in the heart of Hampstead Village. The apartment comprises a large open-plan reception room and kitchen leading on to a private balcony and terrace, a beautiful principal suite with walk-in wardrobes and en suite bath and shower room, a second double bedroom with built-in wardrobes and en suite bathroom and guest WC. The apartment incorporates high ceilings and picture windows with panoramic views.

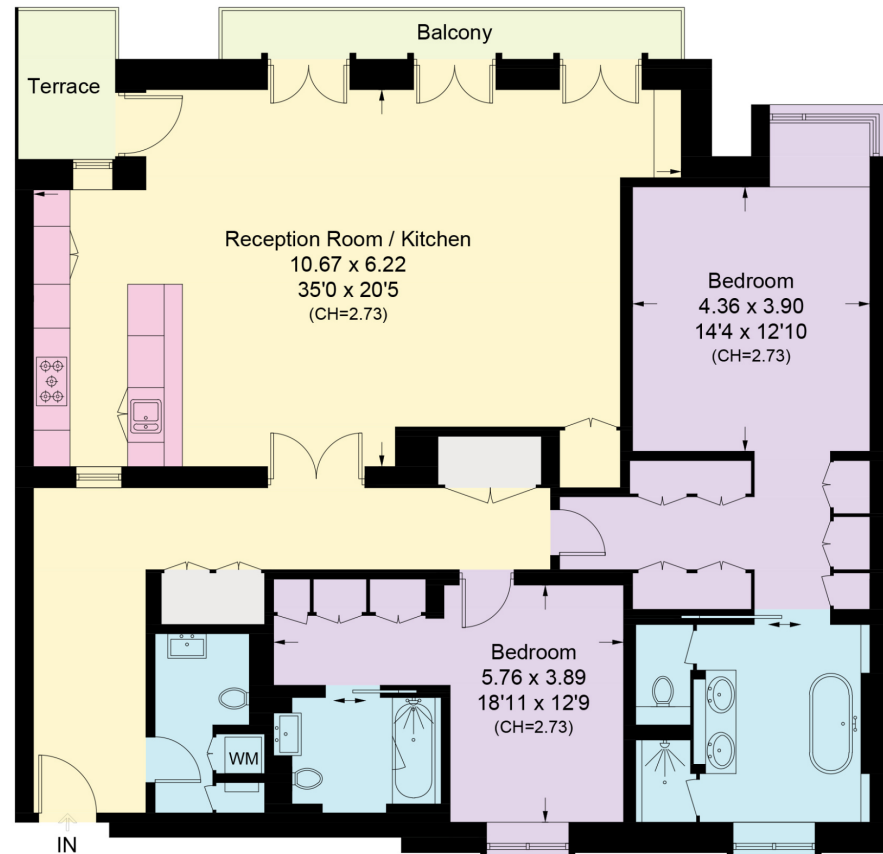
Further benefits include private landscaped communal gardens, a luxurious gym, 1 secure underground parking space and 24hr concierge services.

Positioned within the heart of Hampstead close to Hampstead Underground Station (Northern Line) and the multitude of amenities including restaurants, shops, nightlife and easily commutable to Central London, you can also be in the midst of the 800 acres of Hampstead Heath within just a few minutes walk.

*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.







Third Floor

Approximate Area = 157.9 sq m / 1700 sq ft
Including Limited Use Area (3 sq m / 32 sq ft)

Approximate Gross Internal Area = 157 sq m / 1,700 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.

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