



# Arkwright Road

Hampstead, NW3

Asking Price £615,000

A beautiful one bedroom flat, presented in excellent condition, situated on the second floor of this substantial red brick Grade II listed Edwardian house, with grand communal parts.

This spacious apartment boasts wood floors, high ceilings with period features, bespoke built-in storage (including a loft, bookshelves and a window bench), a pretty Juliet balcony, and excellent light with south-facing windows.

The further benefits from unreserved off-street parking on a first come first served basis.

The property is ideally located for all the popular amenities and transport links that Hampstead Village (Northern Line) provides and the Finchley Road (Jubilee, Metropolitan and Overground lines). Sole Agent.

**CHESTERTONS**



# Arkwright Road

## Hampstead, NW3

- Beautiful second floor flat
- Bespoke built in storage
- Off street parking on a first come first served basis
- Share of freehold and a long lease
- 0.4 miles to Hampstead Village
- 0.4 miles to the Northern Line
- 0.4 miles to the Jubilee Line
- 0.4 miles to the Metropolitan Line
- 0.2 miles to the Overground



**Tenure:** Share of Freehold and a lease with 991 years remaining  
**Service Charge:** £4,038 per annum  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** D

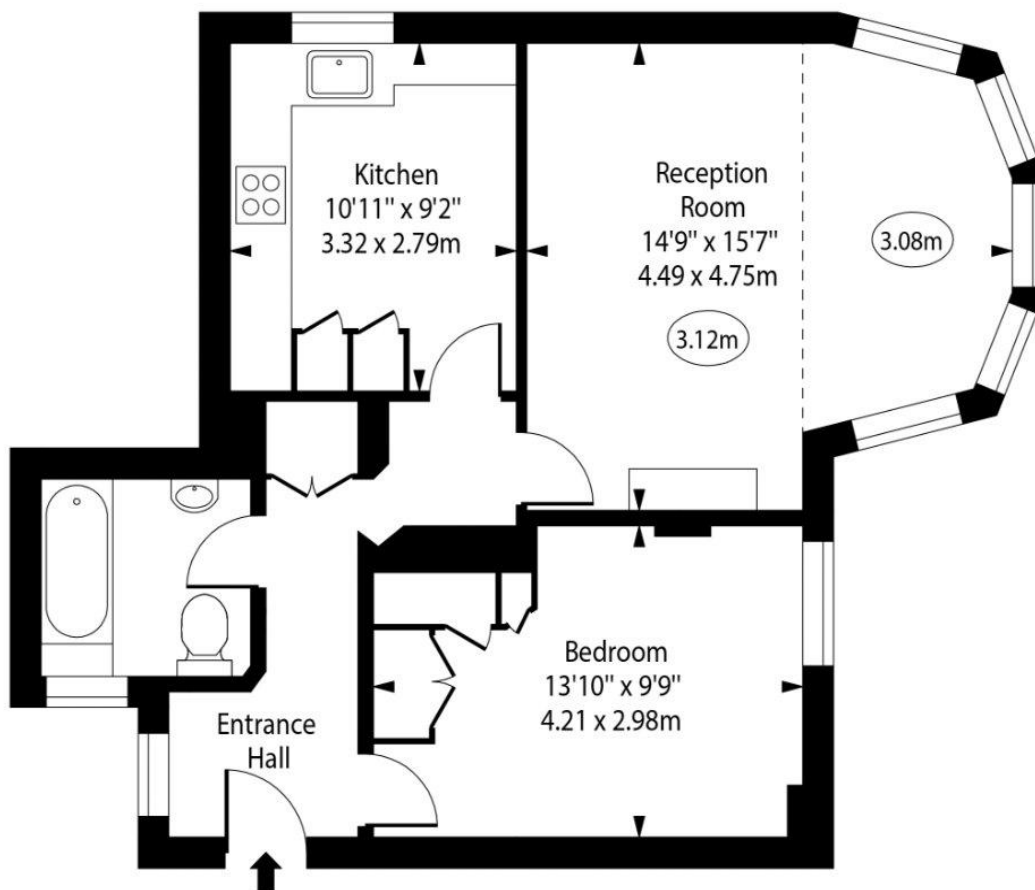
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		

### Chestertons Hampstead Sales

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Arkwright Road,  
Hampstead, NW3

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      575 Sq Ft - 53.42 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.

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Prepared for Chestertons  
Ref. No. 029799WI

