

LEXINGTONS



FOR  
SALE



Haverstock Hill, London, NW3  
Offers Over £550,000



## Haverstock Hill, London, NW3 4QS Offers Over £550,000

- Two double bedroom apartment with open North London outlook - Leasehold - 164 Years unexpired
- Period features with far reaching views and ample attic storage space.
- Close to Hampstead Heath, Primrose Hill, independent cafés and local amenities
- EPC Band C - Council Tax Band E (£2,574.44 pa)
- Ground Rent £1- Service Charge £3,012 (including sinking fund contribution)
- Set above street level, offering privacy and a sense of separation
- A practical home with personality and generous room sizes

## Description

Situated above the vibrant energy of Haverstock Hill, this two-bedroom apartment offers a bright, elevated space with a sense of distance from the street, while remaining firmly connected to one of North London's most dynamic neighbourhoods. The layout is straightforward and practical: two well-sized double bedrooms, a bathroom, and a living area filled with abundant natural light and generous proportions. The apartment feels inviting and functional with a central hallway connecting all the rooms. There is also a large attic space that adds an unexpected layer of practicality, ideal for storage.

The building dates back to the late nineteenth century and so the property retains its charming, period features as well as being a home that functions well. Located just moments from Belsize Park Underground Station (Northern Line), and close to Hampstead Heath, Primrose Hill, independent cafés, and local amenities. The property benefits from a location that consistently attracts both owner-occupiers and renters. With its prime position, versatile layout, and desirable address, it offers strong rental appeal and exciting potential for the future.

\*Room dimensions are shown as existing and accurate. Some images include digitally staged furniture and décor to illustrate potential layout and use of space. Furnishings are for visual purposes only and are not included in the sale.

### Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

## Situation

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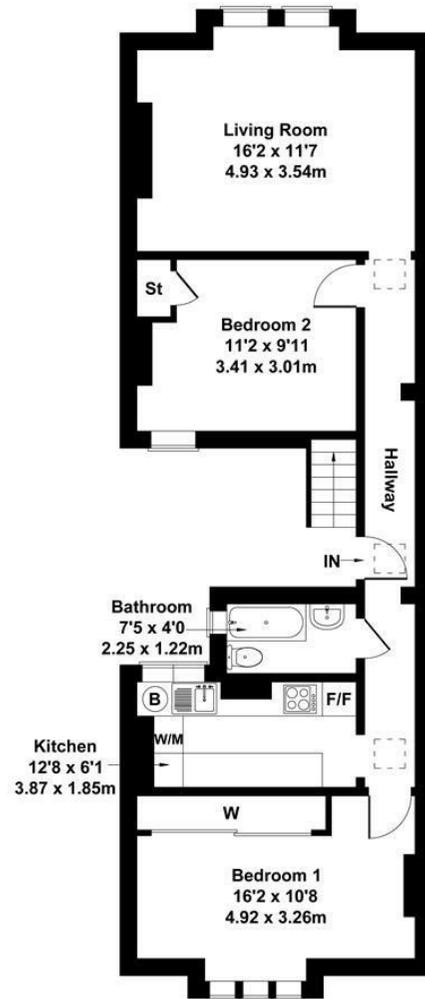
Council Tax Band: E

Available:



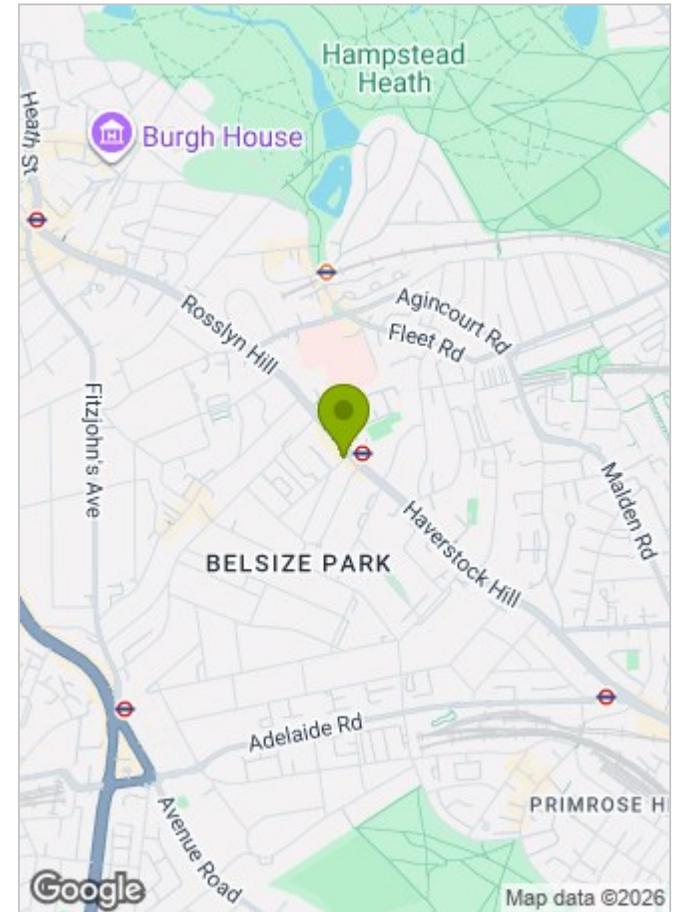
# Haverstock Hill

Approximate Gross Internal Area  
710 sq ft - 66 sq m



**THIRD FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	65	85