



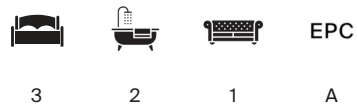
## ELDON GROVE

Hampstead, NW3



# COMBINING PERIOD CHARACTER WITH UPDATED INTERIORS

A beautifully presented three bedroom flat on Eldon Grove, NW3.  
This period duplex is set in an ideal location in Hampstead, offering  
easy access to the village, South End Green and Hampstead Heath, as  
well as the amenities of Belsize Park.



Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Leasehold, approx. 175 years remaining

Ground rent: £200 per annum\*

Service charge: £3,227 per annum\*

**Asking Price: £1,150,000**



## RECENTLY REFURBISHED

The property comprises three bedrooms, two bathrooms and a reception room, offering comfortable and practical living space suited to a range of buyers. It could also easily accommodate a two bedroom arrangement, with the entry level bedroom used as an additional reception room, providing a high degree of flexibility to suit different needs.

Recently refurbished, the interior is presented to a high standard, combining retained period features with modern finishes. Notable features include a well proportioned arched window in the reception room, design led pendant lighting in the kitchen and a vaulted ceiling in the principal bedroom, which adds a strong sense of height and space.

The accommodation includes well sized bedrooms, modern bathrooms and a reception room suitable for both everyday living and entertaining. The kitchen is fitted with contemporary fixtures and is designed for efficient use of space.

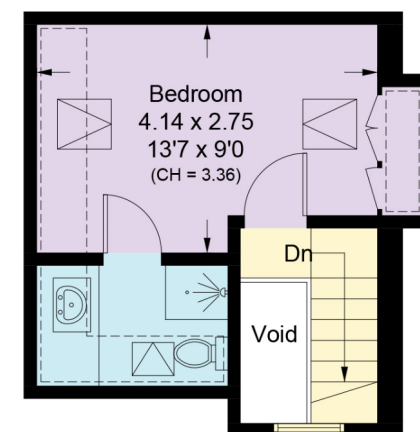
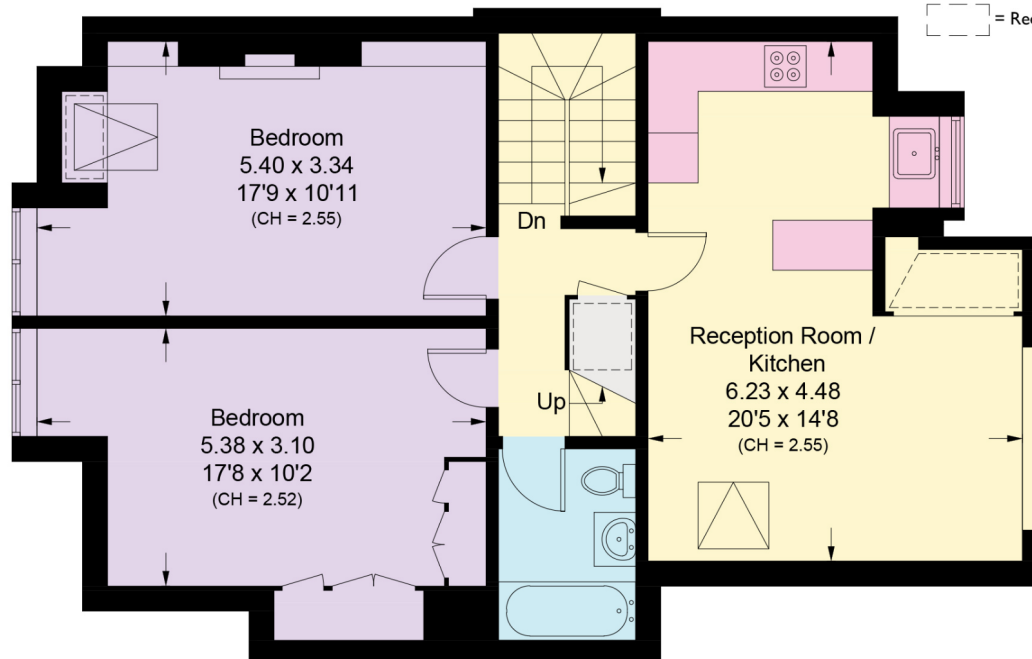
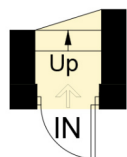








[Dashed box] = Reduce head height below 1.5m



### First Floor

Approximate Area = 0.7 sq m / 7 sq ft

### Second Floor

Approximate Area = 73.2 sq m / 788 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)

### Third Floor

Approximate Area = 17.7 sq m / 190 sq ft  
Including Limited Use Area (4.4 sq m / 47 sq ft)  
(Excluding Void)

Approximate Gross Internal Area = 91 sq m / 985 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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