



# Westfield

Kidderpore Avenue, Hampstead NW3      Asking Price £1,550,000

Situated within one of Hampstead's most prestigious purpose-built developments, this superlative three bedroom flat offers luxurious lateral living, outstanding resident facilities & beautiful tranquil views across landscaped gardens.

The flat is centred around a fabulous 22' x 20' reception and dining room with a centrepiece bay window, creating an impressive entertaining space flooded with natural light and enjoying a far-reaching and peaceful outlook. An outstanding kitchen with industry leading appliances is testament to the high-end refurbishment that has been completed.

The well-appointed accommodation includes an opulent principal bedroom suite with built in wardrobes and an exceptional en-suite bathroom with an integrated television, complemented by two further bedrooms and a family bathroom. Air conditioning enhances the enjoyment of this home.

Residents of Westfield benefit from an outstanding range of amenities including 24 hour portorage, an indoor swimming pool, gymnasium, and beautifully maintained communal gardens. The property further benefits from two allocated secure underground parking spaces and a long lease with in excess of 996 years remaining.

Offering an exceptional combination of space, luxury, security and convenience, this is a rare opportunity to acquire an outstanding flat in this most sought-after development. Sole agent.



# Westfield

Kidderpore Avenue, Hampstead NW3

- Superlative three bedroom flat
- Prestigious purpose built development
- Large entrance hall
- Outstanding principal bedroom suite
- Two stunning bathrooms
- Fabulous 22' x 20' reception room
- Air conditioning
- Outstanding tranquil views
- Two allocated secure underground parking spaces
- 24 hour portage
- Swimming pool & gymnasium
- Beautiful landscaped communal gardens
- Long lease with over 996 years remaining



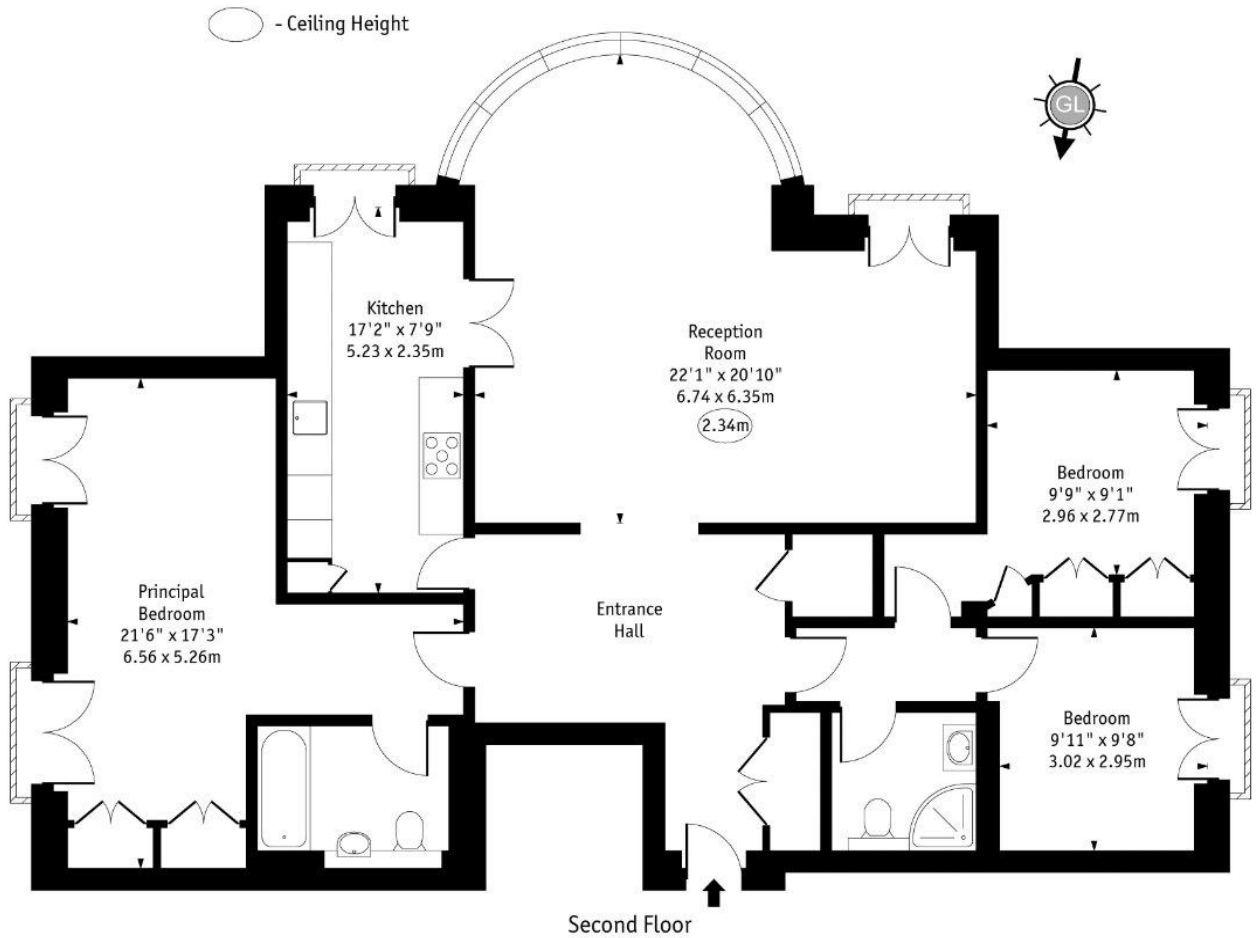
**Tenure:** Leasehold 968 years remaining  
**Service Charge:** £10,536 per annum  
**Ground Rent:** £1,160 per annum  
**Local Authority:** Camden  
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

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Kidderpore Avenue,  
Hampstead, NW3



Approx Gross Internal Area 1304 Sq Ft - 121.15 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. 031949DH