

Westfield, Kidderpore Avenue

Hampstead, London NW3

WAYNE & SILVER



## The Property

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A superb two bedroom apartment with two terraces, far-reaching panoramic views and two underground parking spaces, set within the highly regarded Westfield development on Kidderpore Avenue.

Positioned on the fourth floor of this prestigious portered building, the apartment enjoys wonderful natural light and exceptional views from every room. The open-plan reception and dining room is a particular feature of the home, with expansive glazing creating a wonderful sense of space and leading directly on to a generous terrace, ideal for entertaining and large enough for outside dining.

The accommodation is currently arranged with two spacious double bedrooms, both with en-suite bathrooms, together with a separate study and additional reception space. Originally designed as a three bedroom apartment, the layout could easily be reinstated if required, while the current arrangement maximises the living space and superb views across both levels.

Further benefits include a second terrace, 24-hour portage, two underground parking spaces and access to the excellent residents' facilities, including a gym, swimming pool and beautifully landscaped communal gardens.

Westfield is a renowned development on the leafy and residential Kidderpore Avenue, well located for local bus routes on Finchley Road, with Finchley Road Underground station and Finchley Road & Frognal Overground station both within easy reach.

# Key Features

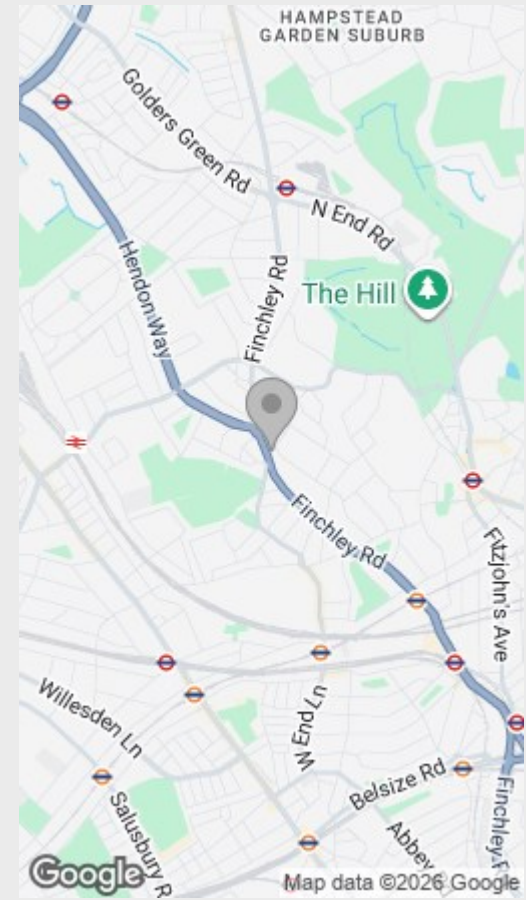
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- Penthouse apartment
- Large terrace and balcony
- 2 underground parking spaces
- 24 hour porter
- Gym, swimming pool and communal gardens

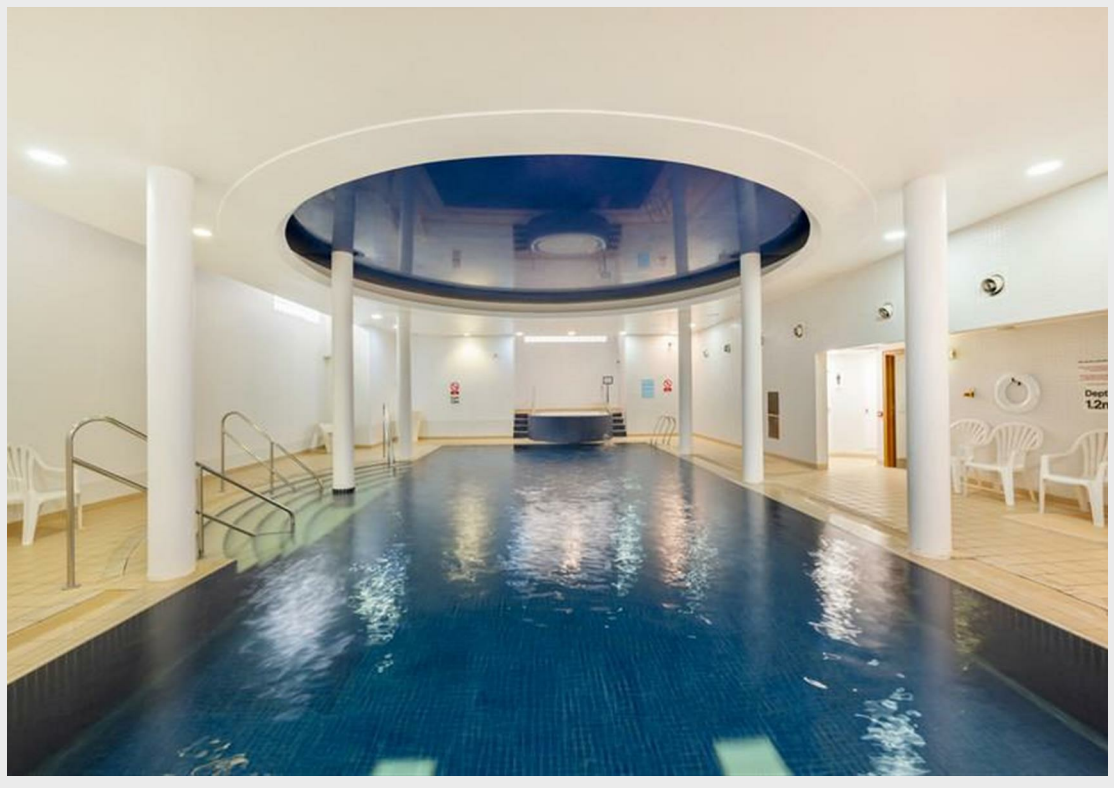




## Location







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Kidderpore  
Avenue

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£2,250,000

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BEDROOMS

2

BATHROOMS

2

---

INTERNAL

1512.00 sq ft

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EPC

C

---

LOCAL COUNCIL

Camden

TAX BAND

G

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TENURE

Leasehold

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# Floorplan & EPC

£2,250,000

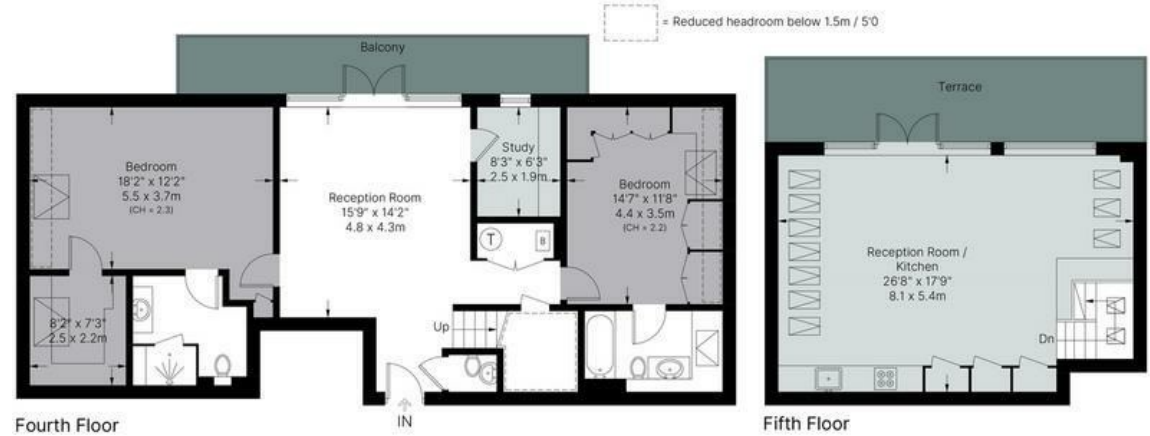
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## WESTFIELD, KIDDERPORE AVENUE, NW3

Approximate Area = 133.5 sq m / 1437 sq ft  
 Reduced Headroom = 7.0 sq m / 75 sq ft  
 Total = 140.5 sq m / 1512 sq ft



Measurements are approximate, not to scale

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

# WAYNE & SILVER

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We would be delighted to tell you more  
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