



Denning Road

Hampstead Village, NW3

Asking Price £1,550,000

Comprehensively refurbished to an exceptional standard, this outstanding two-bedroom, two-bathroom garden flat offers beautifully designed accommodation with a seamless blend of contemporary style and practical living. Occupying the lower ground floor of an attractive period building, the property is presented in immaculate, turnkey condition and benefits from its own private entrance, two private patio areas and a beautifully landscaped private rear garden.

The accommodation extends to approximately 1,006 square feet and has been extremely well designed to create a superb balance of entertaining and bedroom space. Central to this fabulous home is an impressive open-plan reception, dining room and bespoke kitchen, flooded with natural light through full-width sliding glazed doors that open directly onto the garden. The sleek contemporary kitchen is fitted with high-quality integrated appliances, extensive cabinetry, and generous work surfaces, creating a stylish yet highly functional food preparation environment.

The principal bedroom features bespoke fitted wardrobes, a luxurious en-suite bathroom. A second double bedroom is equally well-proportioned and is served by a beautifully appointed family bathroom. Additional benefits include excellent built-in storage throughout, and high-quality finishes including engineered timber flooring, recessed lighting and bespoke joinery.

The beautifully landscaped rear garden provides an exceptional extension of the living space, offering a tranquil setting for outdoor dining, entertaining or simply relaxing.

Denning Road is one of Hampstead Village's most desirable residential streets, ideally positioned approximately 300 yards from the boutiques, cafés, restaurants and Northern Line Underground station in Hampstead Village. The undulating green acres of Hampstead Heath are located only around 100 yards away.



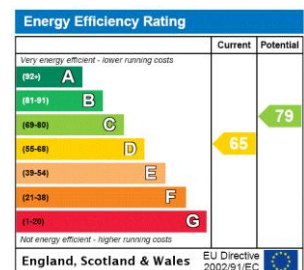
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- Superlative garden flat in Hampstead Village
- Two bedrooms & two bathrooms
- Premium solid wood flooring from Pietra Wood & Stone
- Francone solid brass bespoke taps & brassware
- Corston Architectural sockets, switches & ironmongery
- Bespoke cast concrete kitchen worktops
- Custom-designed fitted joinery throughout
- Siemens appliances
- Private entrance and a landscaped garden
- 300 yards to Hampstead Village
- 100 yards to Hampstead Heath



Tenure: Leasehold 149 years remaining.
Service Charge: £840 for building insurance.
Ground Rent: £0
Local Authority: Camden
Council Tax Band: E



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