Knight Frank



NASSINGTON ROAD

Hampstead Heath, NW3



A TOP FLOOR ONE BEDROOM FLAT LOCATED ON NASSINGTON ROAD.

Situated on the top floor of an attractive semi-detached Victorian house, this stunning one-bedroom apartment enjoys spectacular, far-reaching views across the London skyline and an enviable position just moments from Hampstead Heath.

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Local Authority: London Borough of Camden

Council Tax band: E

Tenure: Share of Freehold, approx 955 years remaining

Ground rent: £0*

Service charge: £1,200 per annum*

Asking Price: £600,000




BOSCH



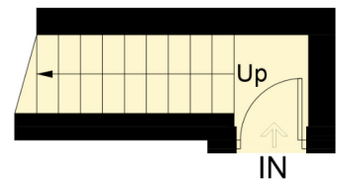
The apartment offers 659sq ft of beautifully presented accommodation throughout. A bright and spacious reception room benefits from large windows framing the impressive outlook across London, while clever built-in storage enhances both style and practicality. The modern kitchen is fitted with integrated appliances and finished to a high specification and a contemporary fully tiled shower room completes the accommodation.

Located on the sought after Nassington Road, this attractive apartment is ideally positioned to enjoy the vast open spaces of Hampstead Heath, just a short walk away, offering an exceptional range of outdoor pursuits, scenic walking routes and some of the capital's most celebrated green spaces. The vibrant amenities of South End Green are close by, with an excellent selection of independent cafés, restaurants, boutiques and everyday conveniences. The area is renowned for its village-like atmosphere while remaining exceptionally well connected to central London.Transport links are excellent, with Hampstead Heath Overground Station approximately 0.3 miles away, providing direct connections across London. Belsize Park Underground Station (Northern Line) is approximately 0.8 miles away, while Hampstead Underground Station is also around 0.8 miles from the property, offering convenient access to the West End, the City and beyond.

*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



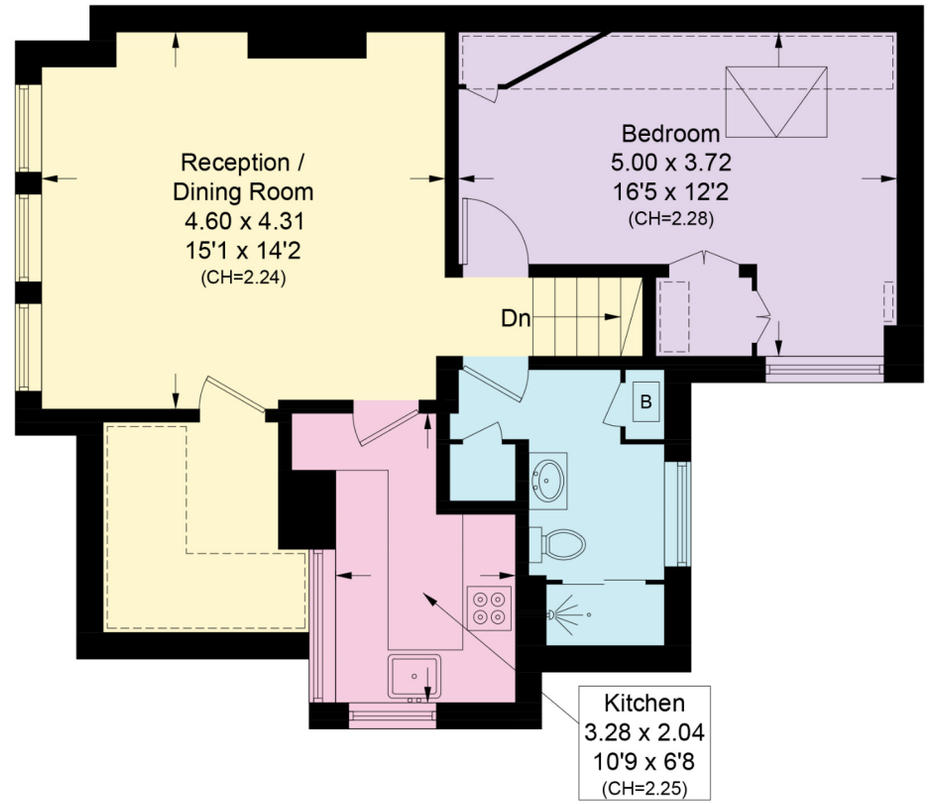




Second Floor

Approximate Area = 3.1 sq m / 33 sq ft

= Reduce head height below 1.5m



Third Floor

Approximate Area = 58.2 sq m / 626 sq ft
Including Limited Use Area (7.1 sq m / 76 sq ft)

Approximate Gross Internal Area = 61 sq m / 659 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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