

Netherhall Gardens | London | NW3

Asking price £850,000 | Share of Freehold

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ADN RESIDENTIAL

A well-presented two-bedroom apartment offering approximately 800 sq ft of accommodation, arranged over the upper floors of an attractive period building on Netherhall Gardens, Hampstead NW3. The property benefits from a private balcony, access to communal gardens and excellent natural light throughout.

The accommodation comprises a spacious open-plan reception room with direct access to a private balcony, a modern fully fitted kitchen with integrated appliances, a principal bedroom with fitted storage and en-suite shower room, a second bedroom and a separate family bathroom with a bath and overhead shower. Further benefits include large windows, loft storage and access to well-maintained communal gardens with a seating area.

Netherhall Gardens is ideally located within easy reach of the shops, cafés and restaurants of Hampstead Village and Finchley Road. Finchley Road Underground Station (Jubilee and Metropolitan lines) and Finchley Road & Frognal Overground Station provide excellent transport connections. The open spaces of Hampstead Heath and Primrose Hill are also within easy reach.

N.B. Some rooms have been virtually staged.

Tenure: Share of Freehold
Lease - 941 Years Remaining
Service Charge: £1,200 Per Annum

- Two Bedrooms
- Balcony
- Family Bathroom
- Loft Storage
- Open Plan Kitchen / Reception Room
- En Suite Shower Room
- Communal Gardens
- Extremely Bright

Council Tax Band: E
EPC: D

















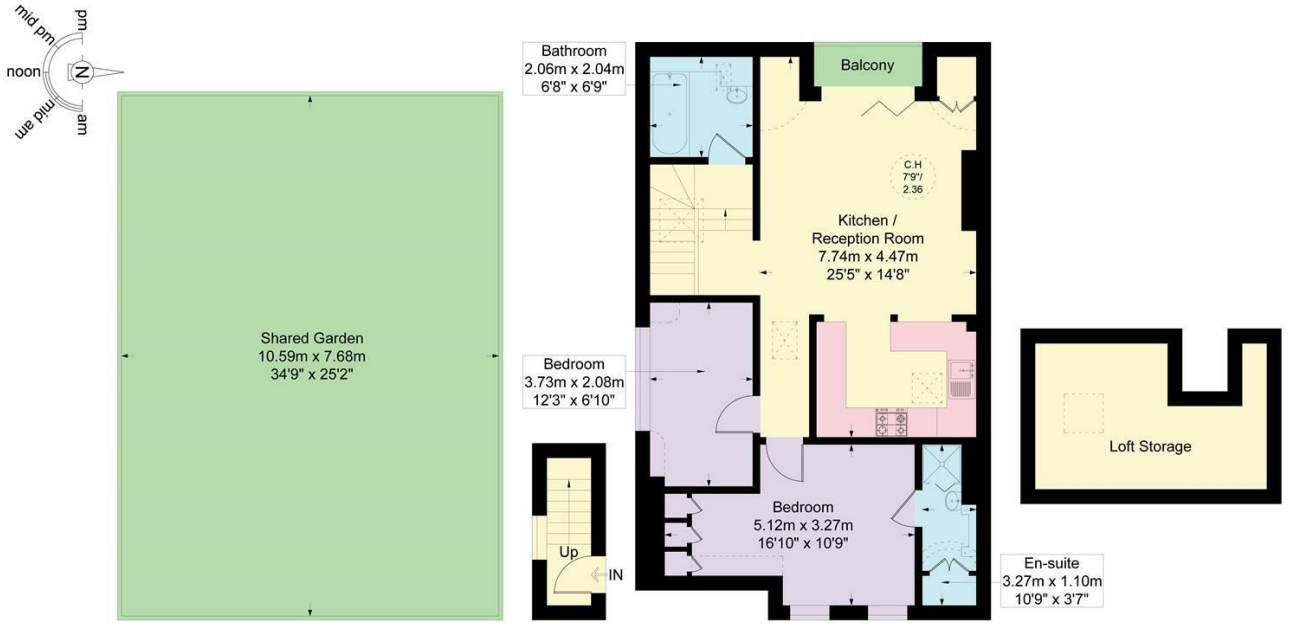




Netherhall Gardens, NW3

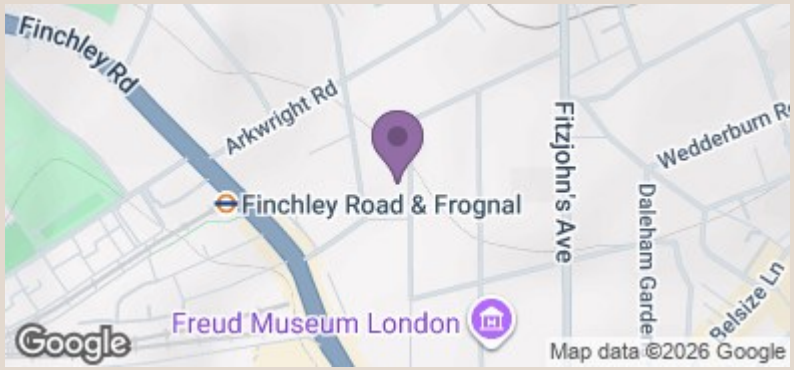
Approximate Gross Internal Area = 803 sq ft / 74.6 sq m
(Including Restricted Height)(Excluding Loft Storage)

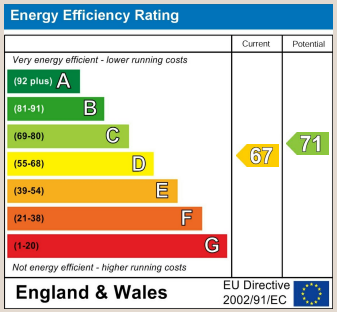
Restricted Height = 65 sq ft / 6.0 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

Certified Property Measurer





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