

Kidderpore Avenue  
London, NW3

WAYNE & SILVER

# The Property



An unmodernised two-bedroom, two-bathroom lateral apartment extending to approximately 1,655 sq. ft (153 sq. m), situated within a highly sought-after purpose-built development in Hampstead.

Offered to the market for the first time in over 15 years, this property presents an exceptional opportunity for an incoming purchaser to refurbish and create a stunning home.

Occupying a prime position within the main building, the apartment is accessed via an elegant entrance lobby with concierge service and a passenger lift to the second floor. The accommodation includes a magnificent 39 ft reception/dining room with a feature bay window that floods the space with natural light, a semi open-plan eat-in kitchen, a utility room, and a welcoming entrance hallway with a guest cloakroom.

Both double bedrooms benefit from en-suite bathrooms, with the principal suite further enhanced by a walk-in dressing room.

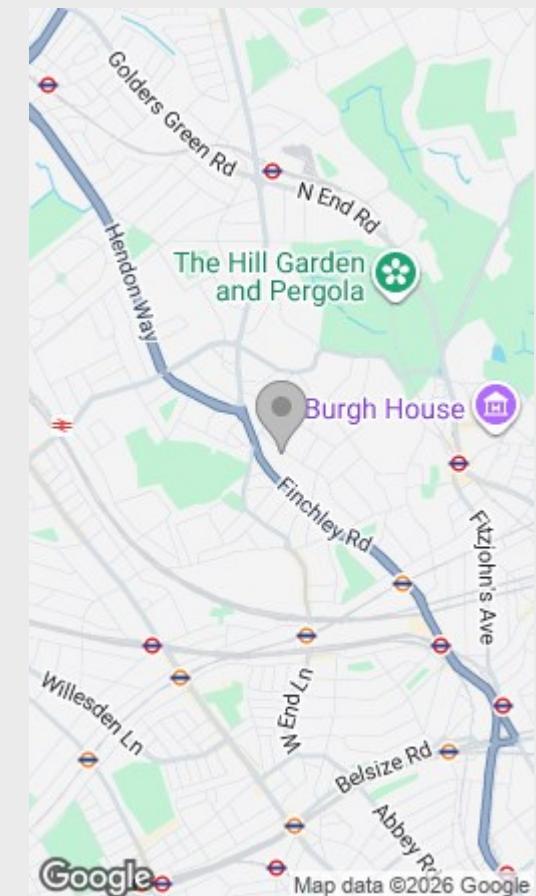
Set within approximately 4.25 acres of beautifully landscaped communal gardens, residents also enjoy access to outstanding facilities including 24-hour concierge, secure underground parking, a gymnasium, swimming pool, and an ornamental water feature.

The development is ideally located for the excellent amenities, schools, and transport links of Frognal Overground Station, Finchley Road Underground Station (Metropolitan & Jubilee Lines), Hampstead Village, and Hampstead Heath, as well as Hampstead Underground Station (Northern Line)

Asking Price £1,250,000



## Location







## Kidderpore

---

ASKING PRICE

**£1,250,000**

---

BEDROOMS

**2**

---

BATHROOMS

**2**

---

INTERNAL

**1655.00 sq ft**

---

EPC

**C**

---

LOCAL COUNCIL

**Camden**

TAX BAND

**G**

---

TENURE

**Leasehold**

---

# Floorplan & EPC

ASKING PRICE

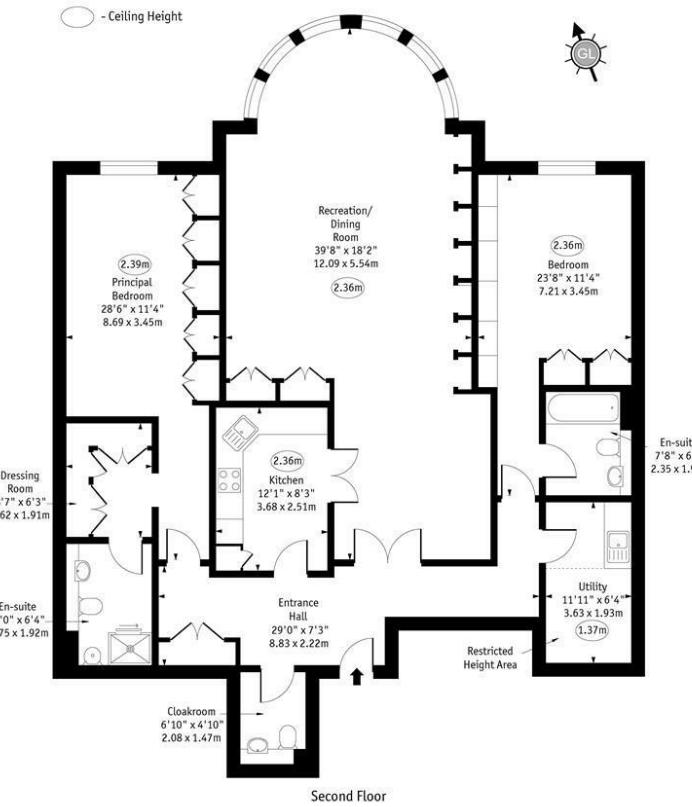
£1,250,000

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE  
& SILVER**

Kidderpore Avenue, NW3 7SF



Second Floor

Approx Gross Internal Area 1610 Sq Ft - 149.57 Sq M

Approx. Floor Area Including Restricted Heights 1655 Sq Ft - 153.75 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.goldmens.co.uk](http://www.goldmens.co.uk)  
Ref. No. 029476KH

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# WAYNE & SILVER

41 Heath Street  
Hampstead  
London  
NW3 6UA

[wayne-silver.com](http://wayne-silver.com)

We would be delighted to tell you more  
020 7431 4488  
[info@wayne-silver.com](mailto:info@wayne-silver.com)

**Important Notice:** Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.