



# Hampstead Gates

38 Ryland Road, NW5

Asking Price £500,000

Set within the highly sought-after Hampstead Gates development - a local landmark and a former school building in the heart of Kentish Town, this well-presented first-floor one-bedroom apartment combines character with practical living.

The property opens into a welcoming entrance hall, leading through to a bright and generous reception room with a semi open-plan kitchen, offering a well-designed layout with ample storage and workspace.

The well-proportioned bedroom benefits from built in storage, while the bathroom is conveniently located off the hallway. The overall layout has been thoughtfully designed to maximise space, usability and comfort throughout.

Residents benefit from access to beautifully maintained communal gardens, providing an attractive and tranquil outdoor space. The property also benefits from a secure underground parking space and the convenience of a porter service.

**CHESTERTONS**



# Hampstead Gates

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- One Bedroom Apartment
- Excellent Transport Links
- Iconic Building
- Secure Underground Parking
- Porter
- Gated Development & Lift access
- Communal Gardens
- Long Lease (974 years remaining)
- Chain-free



Hampstead Gates is a gated development with porter and communal garden in an exceptional location close to the shops, cafes, bars and restaurants of Kentish Town, along with outstanding local schools. Camden Town and Chalk Farm are within easy reach and the green open spaces of Primrose Hill and Hampstead Heath are nearby. Transport links are excellent with Kentish Town West and Kentish Town stations just a short walk away.

**Tenure:** Leasehold (974 years 9 months remaining)

**Service Charge:** £3585 P.A

**Ground Rent:** £150 P.A

**Local Authority:** Camden

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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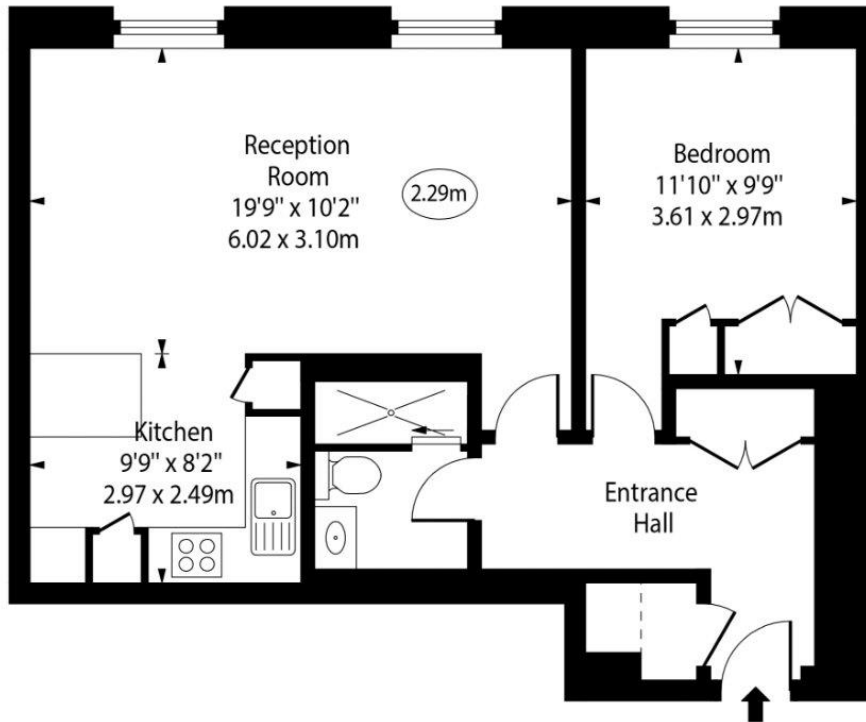
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# Hampstead Gates, Ryland Road



○ - Ceiling Height



First Floor

Gross Internal Area - 583 Sq Ft - 54.16 Sq M

Approx Gross Internal Area      583 Sq Ft - 54.16 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.

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