



# Kidderpore Gardens

Hampstead, NW3

Asking Price £700,000

Set within an elegant period house on one of Hampstead's most sought-after roads, this well presented two bedroom, two bathroom flat extends to approximately 872 square feet and benefits from a private south-facing patio directly off the reception room.

The property offers bright and well-balanced accommodation, featuring a spacious reception room.

Further benefits include a share of freehold together with an exceptionally long lease of approximately 991 years remaining.

Kidderpore Gardens is regarded as one of Hampstead's premier residential roads, superbly located just 0.1 miles from St Margaret's School for Girls age 4 to 16 years old, a highly regarded independent school known for its strong academic reputation. The open acres of Hampstead Heath are approximately 0.6 miles away, whilst the cosmopolitan mix of shops, cafés and restaurants in Hampstead Village are within 0.7 miles, as well as Hampstead Underground (Northern Line).

**CHESTERTONS**



# Kidderpore Gardens

## Hampstead, NW3

- Elegant two bedroom, two bathroom flat
- Charming period house
- 872 square feet of well-balanced accommodation
- Spacious reception room with direct access to a private south-facing patio
- Share of freehold and a long lease
- 0.1 miles from St Margaret's School
- 0.6 miles from Hampstead Heath
- 0.7 miles from Hampstead Village
- 0.8 miles to the Northern Line



**Tenure:** Share of Freehold and a lease with 991 years remaining.

**Service Charge:** £500 per annum.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

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Hampstead

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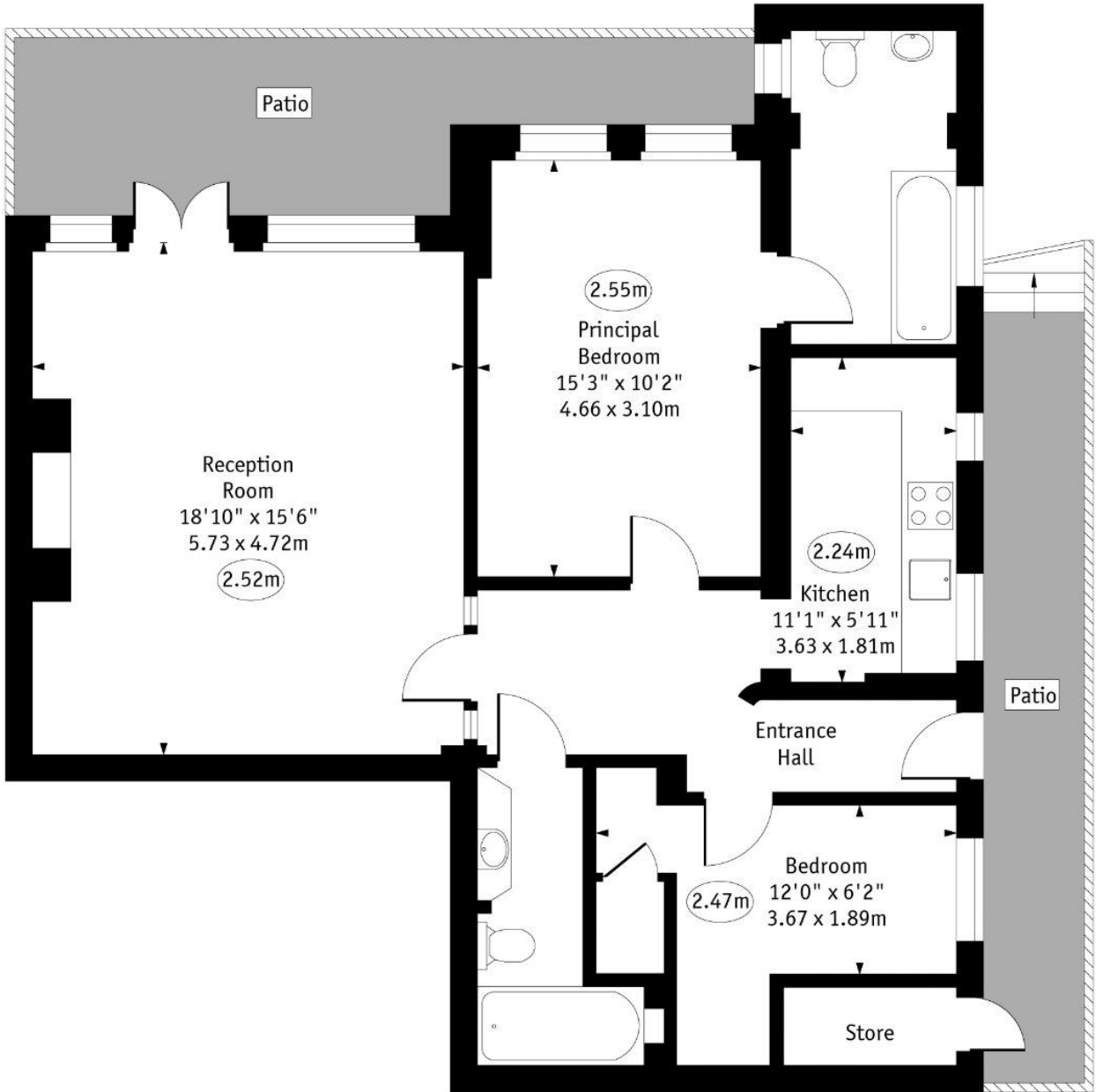
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# Kidderpore Gardens, Hampstead, NW3

○ - Ceiling Height



## Lower Ground Floor

Approx Gross Internal Area    872 Sq Ft - 81.00 Sq M  
(Excluding Store)

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.

Prepared for Chestertons  
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