



# Hampstead Hill Gardens

Hampstead, NW3

Asking Price £2,300,000

Set within a handsome detached period house on one of Hampstead's most sought-after turnings, this beautifully presented three-bedroom garden flat offers an exceptional living experience.

This outstanding property blends charming period features with modern amenities and direct access from the kitchen and dining area to a private terrace, perfect for a morning coffee or outdoor dining, this in turn leads directly onto a meticulously maintained and tranquil communal garden.

Offering excellent proportions throughout, including a bright reception room with high ceilings, a well-appointed kitchen with Fisher & Paykel fridge freezer, principal bedroom suite with en-suite bathroom with a large roll top bath and separate shower, built in wardrobes and a dressing area. This is a rare opportunity to live in one of Hampstead's premier locations, between Hampstead Village and Hampstead Heath. The property is offered for sale chain free and with a share of the Freehold.

Hampstead Hill Gardens is renowned as one of the most desirable addresses in Hampstead and is located just off Rosslyn Hill and 0.4 miles from Belsize Park Underground (Northern Line). Sole agent.

**CHESTERTONS**



# Hampstead Hill Gardens

## Hampstead, NW3

- Outstanding garden flat offered chain free
- Set within a detached period house
- Three bedrooms
- Excellent storage
- Chesney's remote operated fireplace
- Fisher & Paykel fridge freezer
- Private terrace
- Communal garden (side and rear)
- Separate "trades" entrance
- Share of freehold
- Premier Hampstead address
- 0.4 miles to the Northern Line



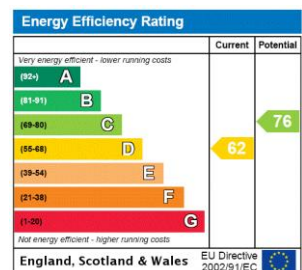
**Tenure:** Share of Freehold and a lease with 999 years remaining.

**Service Charge:** £10,000 per annum.

**Ground Rent:** £0

**Local Authority:** Camden

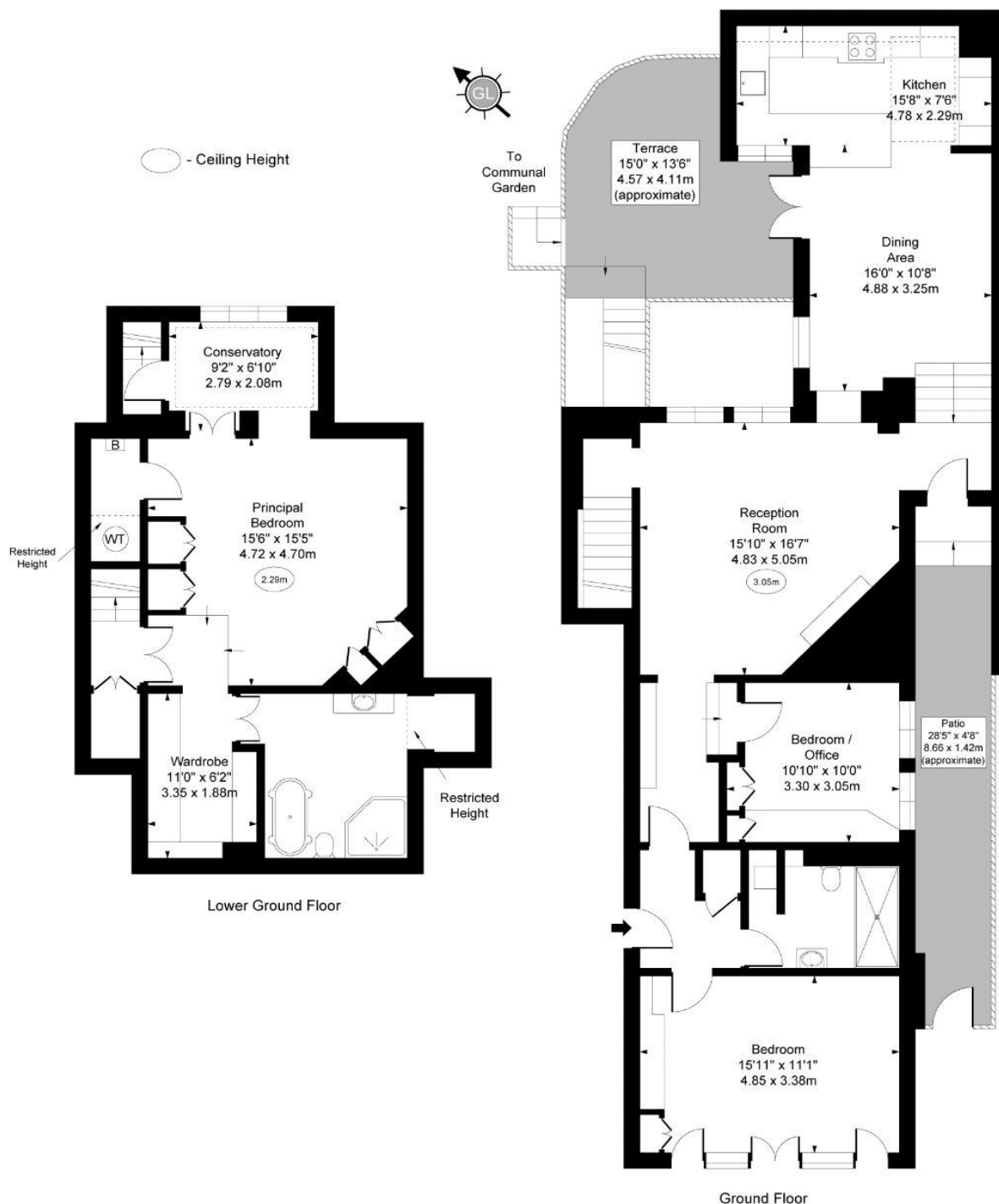
**Council Tax Band:** G



**Chestertons Hampstead Sales**

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Hampstead Hill Gardens,  
Hampstead, NW3



Approx Gross Internal Area 1693 Sq Ft - 157.28 Sq M  
 Approx. Floor Area Including Restricted Heights 1708 Sq Ft - 158.67 Sq M

For Illustration Purpose Only - Not To Scale  
 www.goldlens.co.uk  
 Ref. No. 027583KH

