

The Panoramic, Pond Street, Hampstead NW3
£850,000 Leasehold





The Panoramic, Pond Street, Hampstead NW3

A well-located, generously appointed, 2 bedroom and 2 bathroom flat, with a 20' living space and a private balcony, in the popular Panoramic building, Hampstead NW3.

20' x 17' reception and open-plan kitchen
 • opening to balcony • 20' master & ensuite bathroom • double bedroom • family bathroom
 • utility room • balcony • underground parking space • 24 hour concierge • residents lift
 • EPC rating C

The apartments is situated on the 4th floor of this sought-after modern development constructed in 2006, with a residents lift, 24 hour concierge service and an underground parking space.

The Panoramic building is located on Pond Street in the heart of South End Green, which has a great mix of independent shops, café's, pubs & neighbourhood restaurants, in addition to the areas only Marks & Spencer. Hampstead Heath is approximately 575 Ft (175M) from the flat, while Rosslyn Hill & Hampstead villages is approximately a 6-7 minute walk.

The Hampstead Heath London Overground Station is less than a 2 minute walk & Belsize Park Underground station (Northern Line) is approximately a 6-7 minute There are also frequent bus services from South End Green.

Leasehold: 105 years remaining 125 years (less 3 days) from 1 January 2005 • service charge: TBC
 • ground Rent: £500 Per Annum • EPC Rating TBC
 • London Borough of Camden • Council Tax: Band F

£850,000 Leasehold

Telephone 020 7794 7794

6 South Hill Park, London NW3 2SB | sales@amberden.co.uk









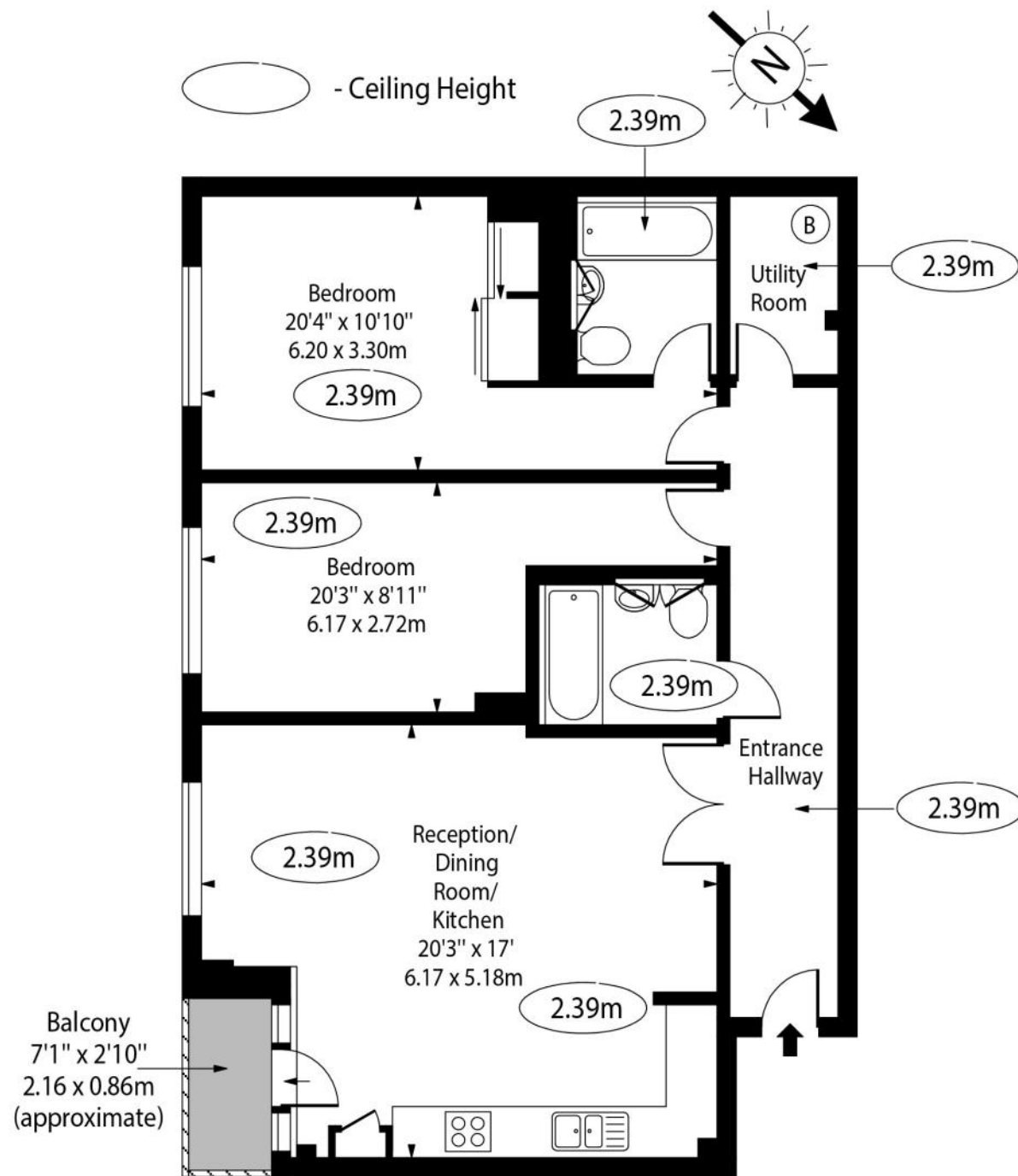












Approx. Gross Internal Area
891 Sq Ft - 82.78 Sq M

For Illustration Purposes Only - Not to Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPC Rating



www.amberden.co.uk

Telephone 020 7794 7794

