



Arkwright Road

Hampstead, NW3

Asking Price £1,000,000

Situated on the top floor of this magnificent detached period house is this contemporary third-floor two bedroom, two bathroom flat offering beautifully presented accommodation with an abundance of character and charm.

The property comprises a large reception room and kitchen, private balcony, two well-proportioned double bedrooms, a stylish bathroom and en-suite shower room, and excellent built in storage.

The flat combines modern living with attractive features, including exposed brickwork and far reaching views. The building further offers its residents the benefit of access to a large and well-maintained south west facing communal garden.

Ideally located on Arkwright Road in Hampstead, the property is perfectly positioned for all the shops, cafes, restaurants and transport links that Hampstead Village (Northern Line) provides, as well as the Finchley Road (Jubilee, Metropolitan and Overground lines). Sole Agent.



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- Contemporary third floor flat
- Two bedrooms
- One bathroom & one shower room
- Built in storage and exposed brick
- Private balcony
- Far reaching views
- South west facing communal garden
- Share of freehold and a lease



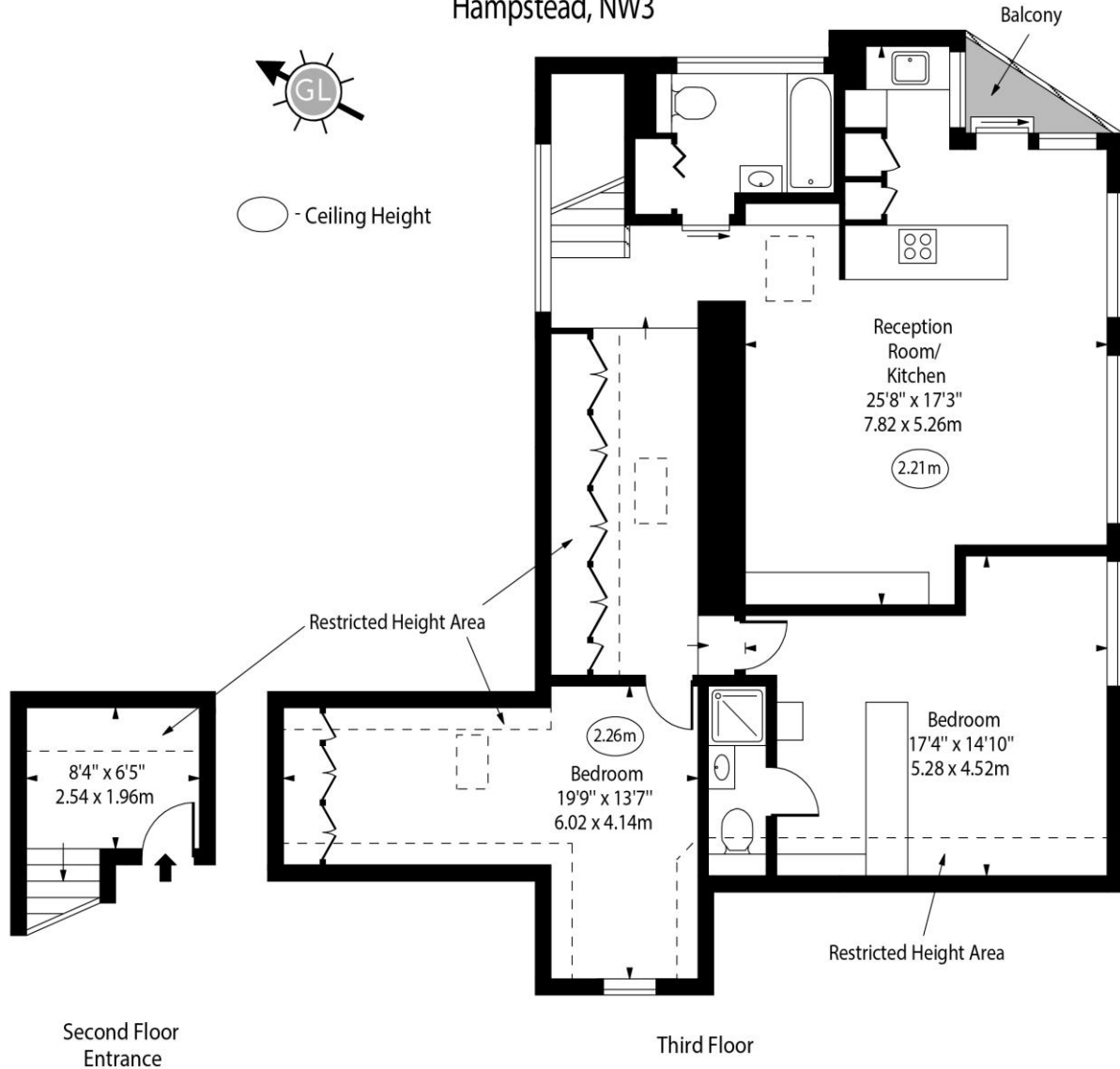
Tenure: Share of Freehold and a lease remaining 98 years
Service Charge: £3,000 per annum
Ground Rent: £0
Local Authority: Camden
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area 982 Sq Ft - 91.23 Sq M

Approx. Floor Area Including Restricted Heights 1122 Sq Ft - 104.24 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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