

Kidderpore Avenue | London | NW3

Asking price £1,750,000 | Share of Freehold

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ADN RESIDENTIAL

An impressive and beautifully proportioned two/three double bedroom lateral apartment offering approximately 1,428 sq ft of accommodation, occupying the ground floor of an attractive detached period residence on one of Hampstead's most desirable roads. The property benefits from its own private entrance, generous entertaining spaces, private outdoor areas, access to substantial communal gardens and designated off-street parking for one car.

The accommodation is centred around a superb 21 ft reception room with high ceilings, excellent natural light and direct access to a south-facing front garden. A separate snug/lounge provides additional living space and offers the flexibility to be used as a formal dining room, third bedroom or home office. A well-appointed kitchen/breakfast room completes the principal living accommodation.

The generous principal bedroom suite features a separate dressing room, en-suite bathroom and French doors opening onto a secluded private patio garden. A further double bedroom is complemented by a separate shower room. Additional benefits include a **separate storage cupboard**, excellent storage throughout and a well-configured layout providing a balance of living and bedroom accommodation.

Externally, the apartment enjoys a south-facing front garden, ideal for outdoor dining and entertaining, together with a private patio accessed from the principal bedroom and a substantial communal garden to the rear of the building. The property benefits from a designated off-street parking space for one car.

Kidderpore Avenue is an attractive, tree-lined residential road situated in the sought-after Frognal area of Hampstead. The property is conveniently positioned for the boutiques, cafés and restaurants of Hampstead Village, the amenities and transport connections of West Hampstead, and the extensive open spaces of Hampstead Heath.

Tenure: Share of Freehold
Leasehold - 995 Years Remaining
Service Charge - £8,000 including £2,000 Sinking Fund

- Two/Three Bedrooms
- TV Room/Snug
- Principal Bedroom Suite
- Private Patio
- External Storage Room
- 21" Reception Room
- Eat In Kitchen
- Communal Gardens
- Off Street Parking

Council Tax Band: G
EPC: D















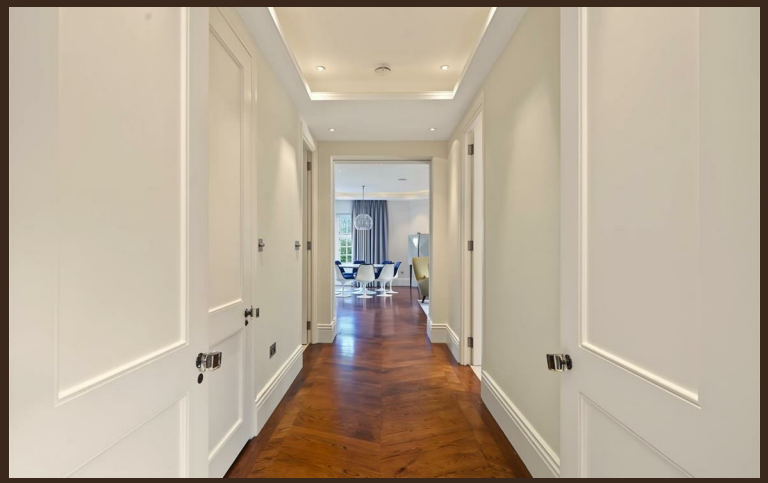








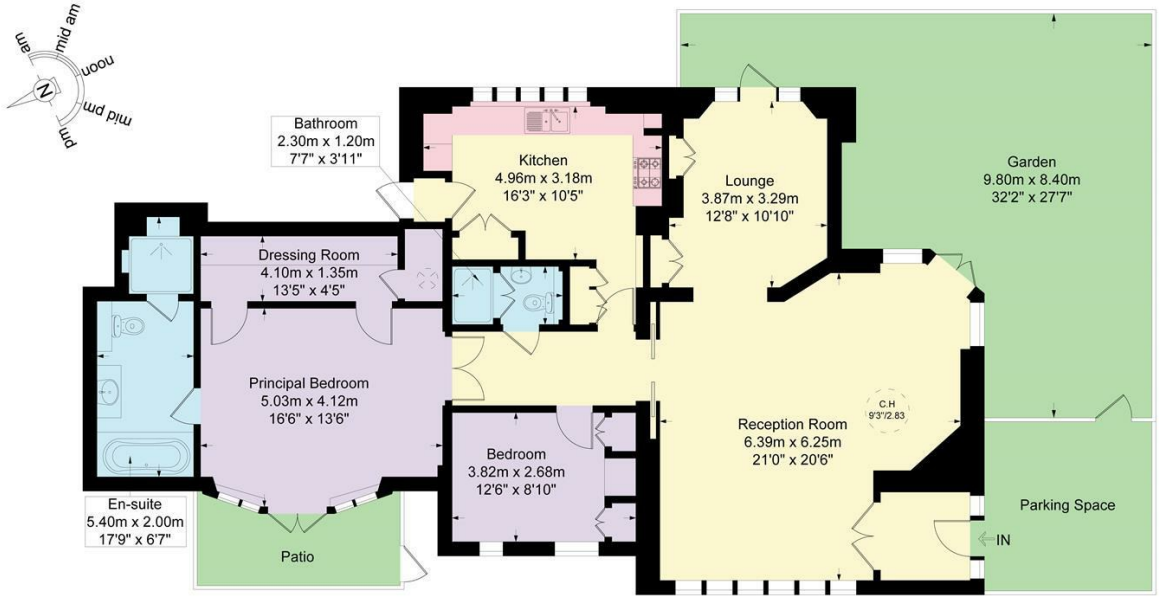








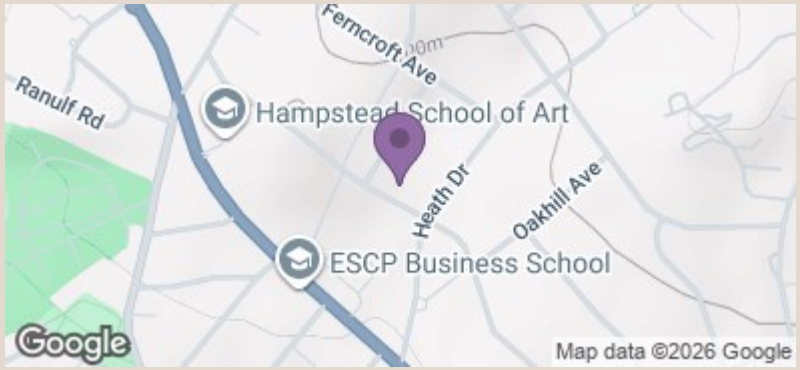
Kidderpore Avenue, NW3 **Approximate Gross Internal Area** = 1428 sq ft / 132.6 sq m

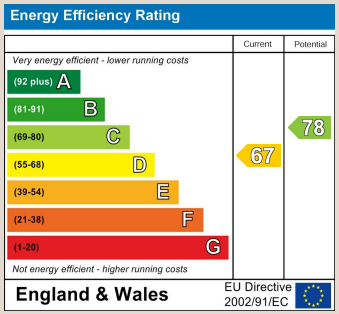


Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

Certified Property Measurer





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