

The Conservatory, Hampstead Hill
Gardens
Hampstead, NW3

WAYNE & SILVER



The Property

An exquisite and rarely available two-bedroom garden apartment with off-street parking, ideally positioned in the heart of Hampstead.

The property is approached via a secluded private entrance, leading directly into an enchanting 47 ft rear garden — a wonderfully tranquil space with a notably private feel. A glass conservatory, designed to maximise natural light throughout the apartment, provides an ideal dining and entertaining area, while a separate utility room adds further practicality.

The spacious 19.5 ft reception room is a particular highlight, offering generous proportions and flexibility for a variety of uses. The separate, fully fitted kitchen is conveniently positioned adjacent to the reception space.

Two double bedrooms complete the accommodation, with the principal bedroom benefitting from bespoke built-in storage.

Hampstead Hill Gardens is superbly located within easy reach of the cafés, boutiques and amenities of Hampstead High Street, South End Green and Belsize Park. Belsize Park Underground station (Northern Line) and Hampstead Heath Overground station are both approximately 0.3 miles away.

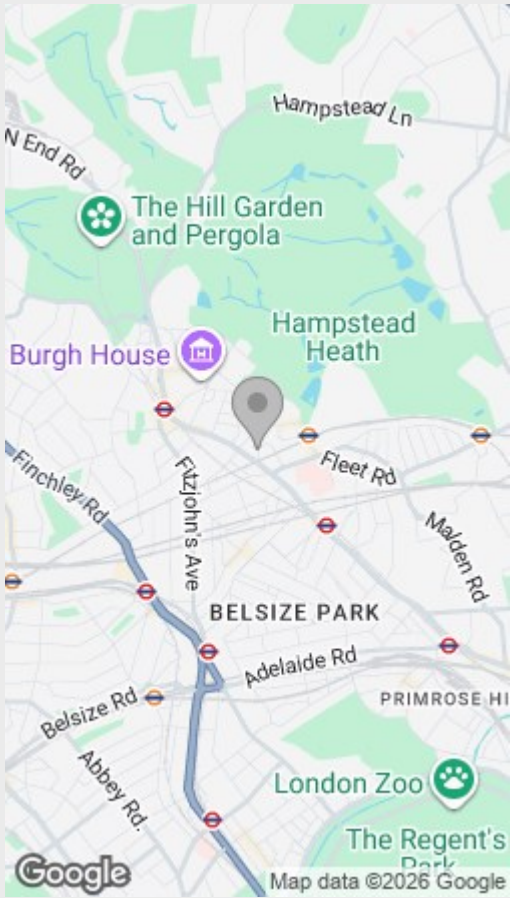
Key Features

- Private entrance
- Off-street parking
- Secluded rear garden
- Excellent condition





Location





**WAYNE
& SILVER**

Hampstead Hill Gardens

£1,350,000

BEDROOMS

2

BATHROOMS

1

INTERNAL

1110.00 sq ft

EPC

D

LOCAL COUNCIL

Camden

TAX BAND

F

TENURE

Leasehold

YEARS REMAINING

945



Floorplan & EPC

£1,350,000

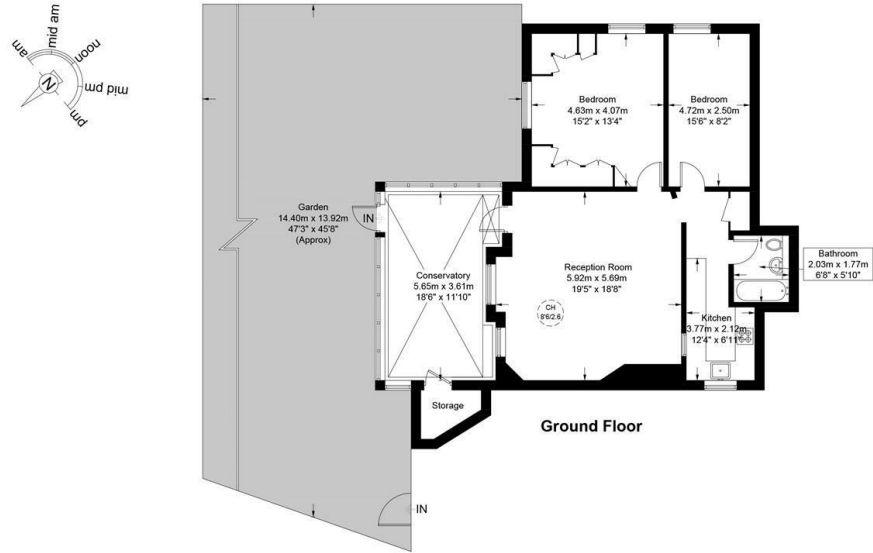
IMPORTANT INFORMATION

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Approximate Gross Internal Area = 1110 sq ft / 103.1 sq m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WAYNE & SILVER

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We would be delighted to tell you more
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