



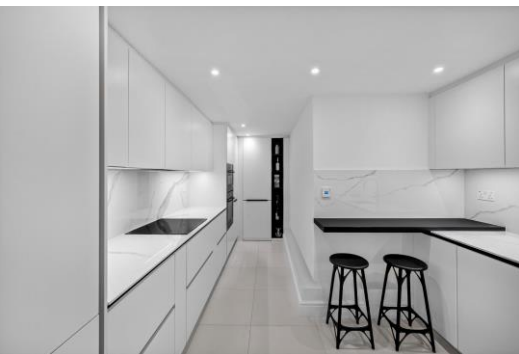
Hampstead Gates

Prince of Wales Road, NW5

Guide Price £1,300,000

A superb apartment in the highly sought after Hampstead Gates development - a local landmark and former school in the heart of Kentish Town. This very special apartment, recently refurbished to an exacting standard, measuring in excess of 1550 sq. ft, comes with the added bonus of its own private entrance, two receptions, two patios and secure allocated underground parking. The building also features a private courtyard, a porter, secured bicycle rack and high-speed fibre internet. Very long lease and being sold chain-free.

CHESTERTONS



Hampstead Gates

Prince of Wales Road, NW5

- Measuring in excess of 1550 square feet
- Excellent location
- Secure underground parking
- Two patios
- Own entrance
- Chain-free
- Two bedrooms and two bedrooms
- Recently refurbished to a high standard



Hampstead Gates is a gated development with porter and communal garden in an exceptional location close to the amenities, shops, bars and restaurants of Kentish Town, as well as outstanding schools and within easy reach of Camden Town and Chalk Farm. The green open spaces of Primrose Hill and Parliament Hill / Hampstead Heath are nearby and transport is excellent with Kentish Town West and Kentish Town stations in very easy reach.

Tenure: Leasehold with 974 years remaining
Service Charge: £10,422 per annum
Ground Rent: £350 per annum
Local Authority: Camden
Council Tax Band: F

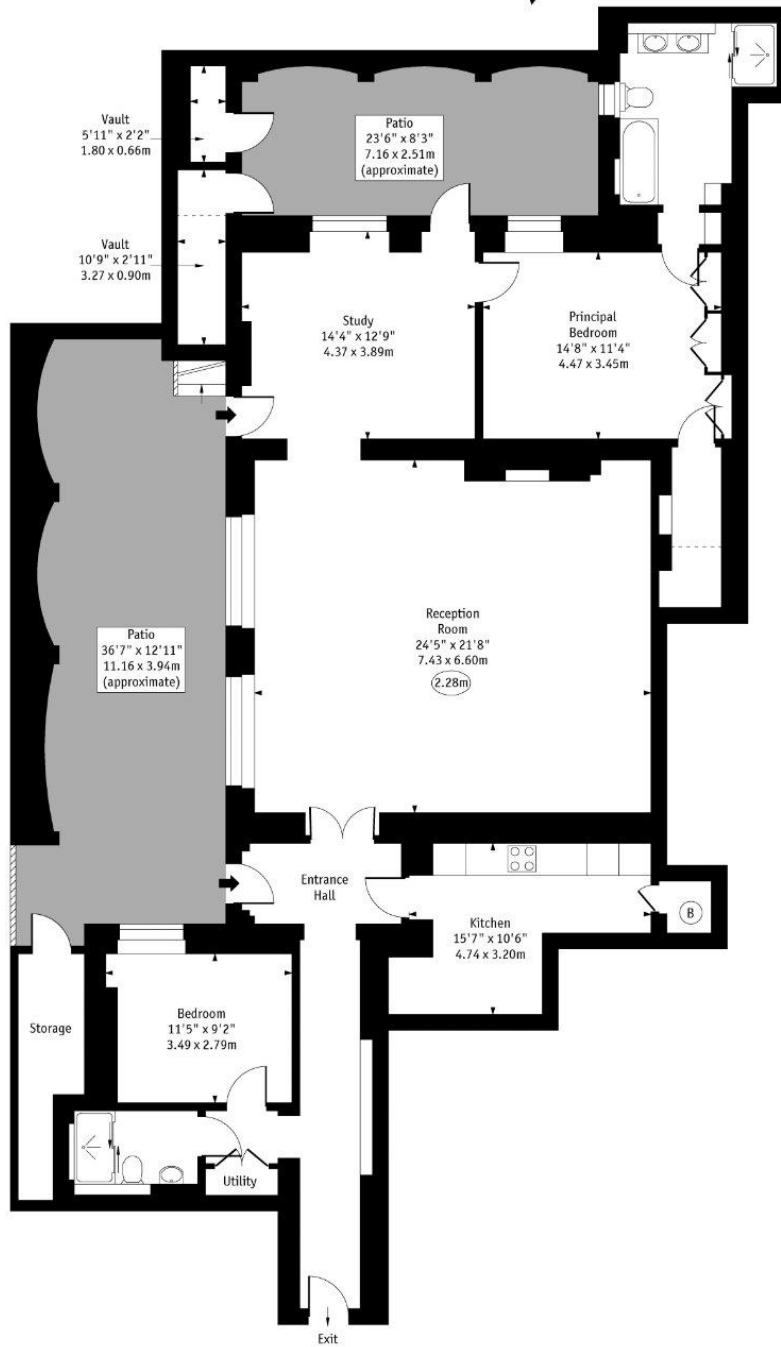
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Hampstead Gates,
Prince of Wales Road

○ - Ceiling Height



Lower Ground Floor

Gross Internal Area - 1588 Sq Ft - 147.54 Sq M

Approx Gross Internal Area 1588 Sq Ft - 147.54 Sq M
(Excluding Vaults & Storage)

Vaults & Storage Area 95 Sq Ft - 8.79 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.
www.goldlens.co.uk
Ref. No. 031072DH

