



Nutley Terrace

Hampstead, NW3

Asking Price £800,000

Situated on the first floor of this impressive red brick detached period house set back from the road, a lovely two double bedroom flat with direct access from the reception room to a private roof terrace.

The flat is located just 0.5 miles from all the shops, cafes, restaurants, and gastro pubs that Hampstead Village provides, 0.6 miles from Hampstead underground (Northern Line) and 0.4 miles from Swiss Cottage underground (Jubilee Line). Sole agent.

CHESTERTONS



Nutley Terrace

Hampstead, NW3

- First floor two bedroom flat
- 852 square feet
- Two double bedrooms
- One bathroom & one shower room
- 23'10 reception room
- Direct access to a private roof terrace
- Chain free
- 0.5 miles to Hampstead Village
- 0.6 miles to the Northern Line
- 0.4 miles to the Jubilee Line



Tenure: Leasehold 91 years 9 months remaining as of January 20226

Service Charge: £3,962 per annum

Ground Rent: £150 per annum

Local Authority: Camden

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		78
(70-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

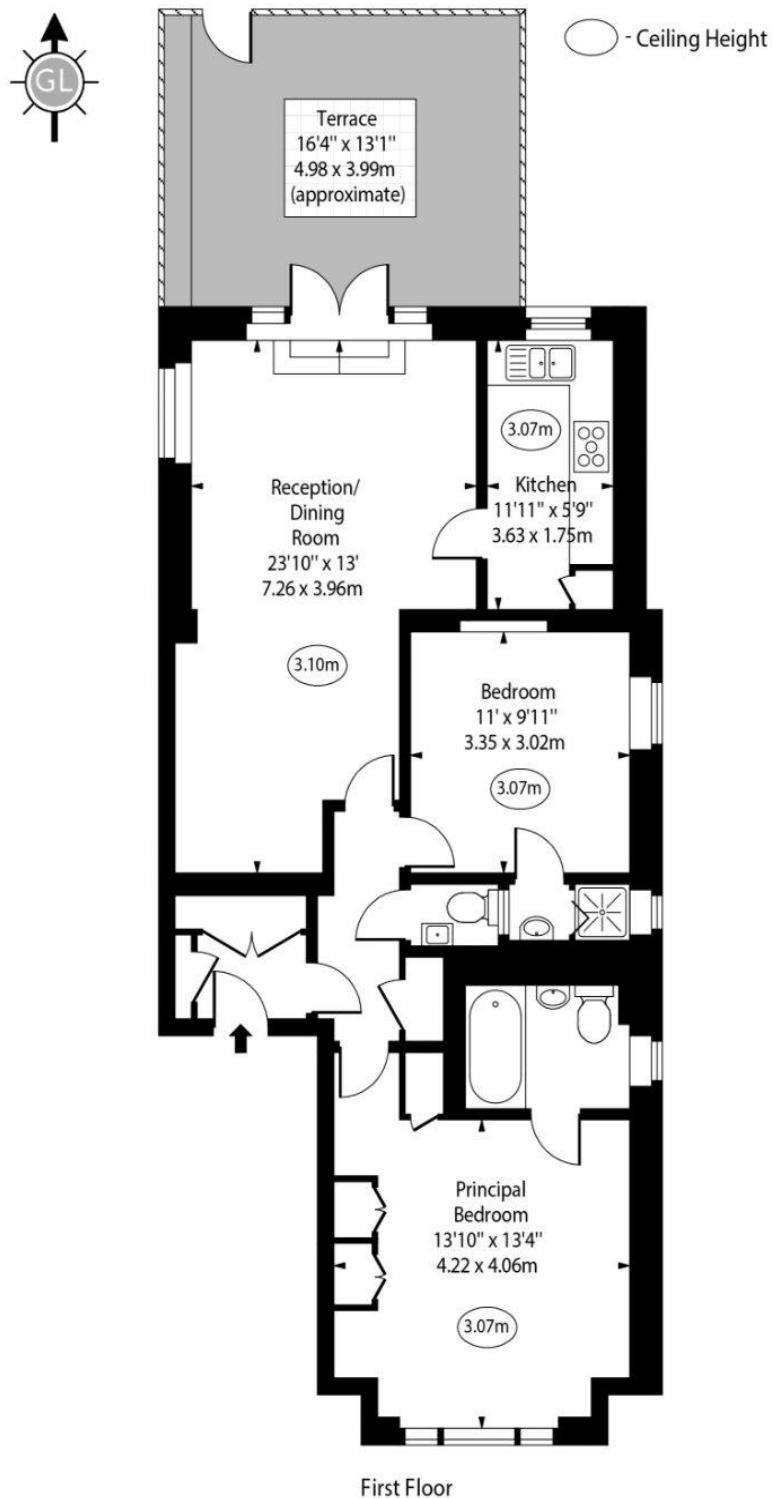
NW3 1QH

hampstead@chestertons.co.uk

020 7794 3311

chestertons.co.uk

Nutley Terrace,
Hampstead, NW3



Approx Gross Internal Area 852 Sq Ft - 79.15 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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