



# Hilgrove Road

West Hampstead, NW6

Asking Price £500,000

Situated on the second floor of this period house, a bright and well-proportioned one-bedroom flat comprising circa 450 square feet of well designed accommodation.

The property features a spacious reception room with excellent natural light and ample space for both living and dining, creating a welcoming environment for relaxing or entertaining. The superb kitchen provides a practical layout with good storage, granite work surfaces and stunning red tiling.

The double bedroom benefits from fitted wardrobes, while the contemporary shower room is well appointed with a heated towel rail.

Hilgrove Road is well located for the excellent amenities of Swiss Cottage, and South & West Hampstead. A good selection of cafés, restaurants and independent shops, together with superb transport connections including the Lioness Line and the Jubilee Line are located very close by.



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## West Hampstead, NW6

- Top floor flat (second floor)
- Bright reception
- Superb kitchen
- Bedroom with built in wardrobes
- Contemporary shower room
- 100 feet to shops and restaurants
- 300 feet to the Lioness Line
- 0.2 miles to the Jubilee Line



**Tenure:** Leasehold 113 years 4 months remaining as of July 2026

**Service Charge:** £2,866 per annum

**Ground Rent:** £100 per annum

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

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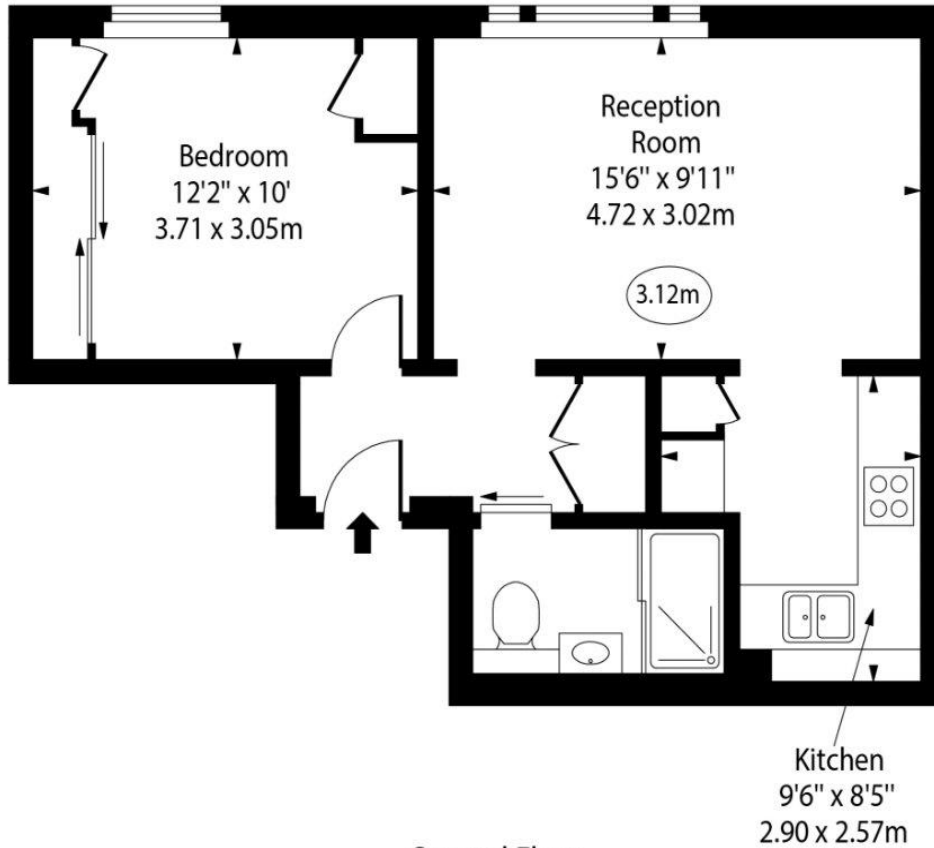
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area      447 Sq Ft - 41.53 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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Prepared for Chestertons  
Ref. No. 032138E