Knight Frank

CANNON PLACE

Hampstead, NW3

A ONE BED FIRST FLOOR FLAT ON CANNON PLACE, NW3

Positioned on one of Hampstead's most sought-after streets, Cannon Place, this charming period flat beautifully combines classic architecture with modern comfort.

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Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Share of Freehold

Ground rent: Peppercorn

Service charge: £1,500*

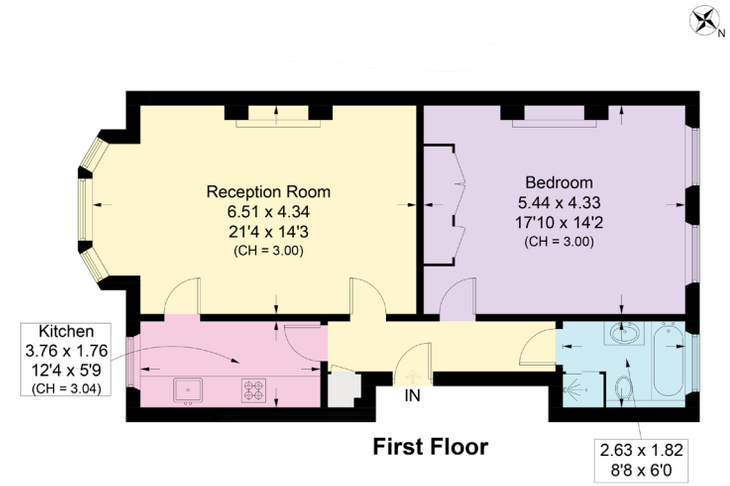
Asking Price: £800,000

Situated on the first floor of an elegant five storey semi-detached building, the property offers a well-proportioned double bedroom, a stylish bathroom, and a bright south-facing reception room that enjoys excellent natural light throughout the day. The elevated position enhances the sense of space and outlook, with delightful views from the bedroom towards Hampstead Heath.

The apartment retains attractive period character, thoughtfully complemented by contemporary finishes, including low-maintenance waxed polished Italian marble plaster. The result is a home that feels both characterful and well suited to modern living.

Designed with practicality and efficiency in mind, the layout maximises usable space while maintaining an inviting and refined atmosphere.

*Typical annual charge, inc. buildings Insurance and misc. costs. Expected uplift in the period 26/27 owing to some minor communal works, anticipated contribution of £2200 to cover the share; electrical work, replacement of door entry system, FRA emergency lighting, smoke detectors etc. FRA compliance. Major works split: 23% of the freeholder's expenses relating to the whole building structure, exterior and common parts, including insurance and maintenance of the building. One third of the hall/staircase lighting electricity cost.



Approximate Gross Internal Area = 72 sq m / 777 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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