



Netherhall Gardens, London NW3

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A bright two double bedroom, two bathroom apartment with an additional study/bedroom, arranged over the second and third floors of a period house conveniently located between Hampstead and Belsize Park.

As you enter the apartment on the second floor, there is a fantastic-sized reception room, a separate generous eat-in kitchen, a study/bedroom and a guest W/C. On the floor above, there is a west-facing balcony with spectacular views, a spacious principal bedroom with en suite bathroom, a second double bedroom and a family bathroom.



Guide price: £1,250,000

Tenure: Leasehold: approximately 140 years remaining

Service charge: £3,400 per annum, please note we have been unable to confirm the service charge and ground rent review periods. You should ensure you make your own enquiries.

Local authority: London Borough of Camden

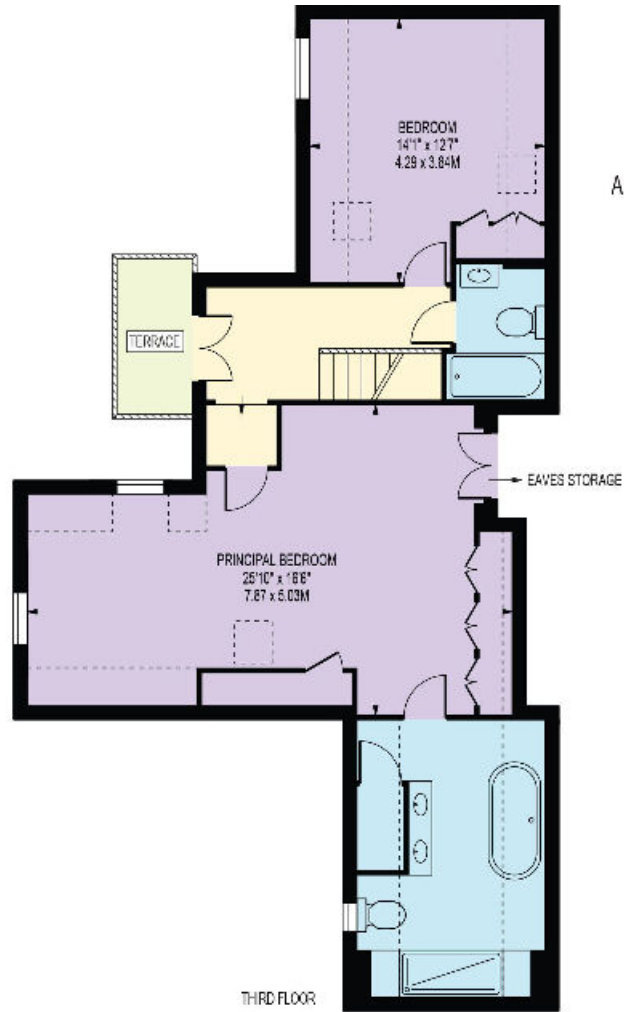
Council tax band: F





Netherhall Gardens is conveniently located between the amenities in Hampstead, Belsize Park and the Finchley Road. Finchley Road Underground Station (Jubilee Line & Metropolitan Line) is 0.2 miles away, Finchley Road & Frognal (Overground) is 0.3 miles away, whilst Belsize Park Underground Station (Northern Line) is 0.8 miles away.





NETHERHALL GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1483 SQ FT - 137.77 SQ M

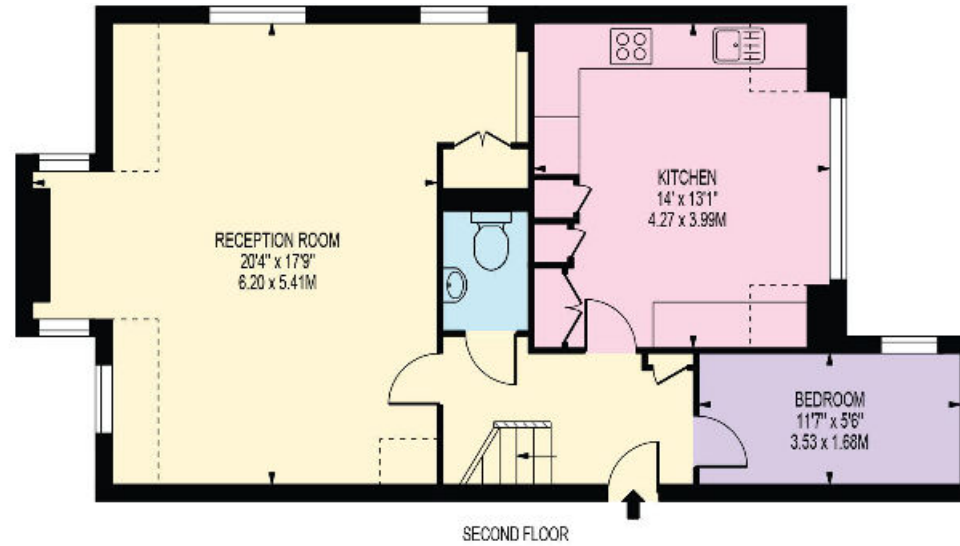
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1286 SQ FT - 119.47 SQ M

(EXCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 197 SQ FT - 18.30 SQ M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

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Belsize Park

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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