



Netherhall Gardens, Hampstead **NW3**



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A fantastic 1,090 sq ft two bedroom, two bathroom apartment with a patio garden, off street parking and its own private entrance located on a popular residential road in Hampstead.

There is a large reception room with direct access to the patio garden and a fully integrated kitchen with an open plan to the living room. Both with direct access to the patio garden, there is an excellent sized primary bedroom with built in wardrobes and en suite bathroom, additional double bedroom with storage and a separate family bathroom.



Guide price: £1,100,000

Tenure: Leasehold: approximately 140 years remaining*

Service charge: £4,135 per annum, reviewed annually, next review due 2024

Local authority: London Borough of Camden

Council tax band: F

Netherhall Gardens is 0.4 miles to the shops, restaurants and Hampstead Underground station (Northern Line) located in Hampstead Village and 0.4 miles to Finchley Road Underground Station (Jubilee & Metropolitan Line). Many of London's best independent schools are within a short walk of the property. Belsize Village and Primrose Hill are all within walking distance.

Nearby independent schools include St Marys School, Southbank International School, Devonshire House Preparatory School and North Bridge House Pre-Preparatory School.

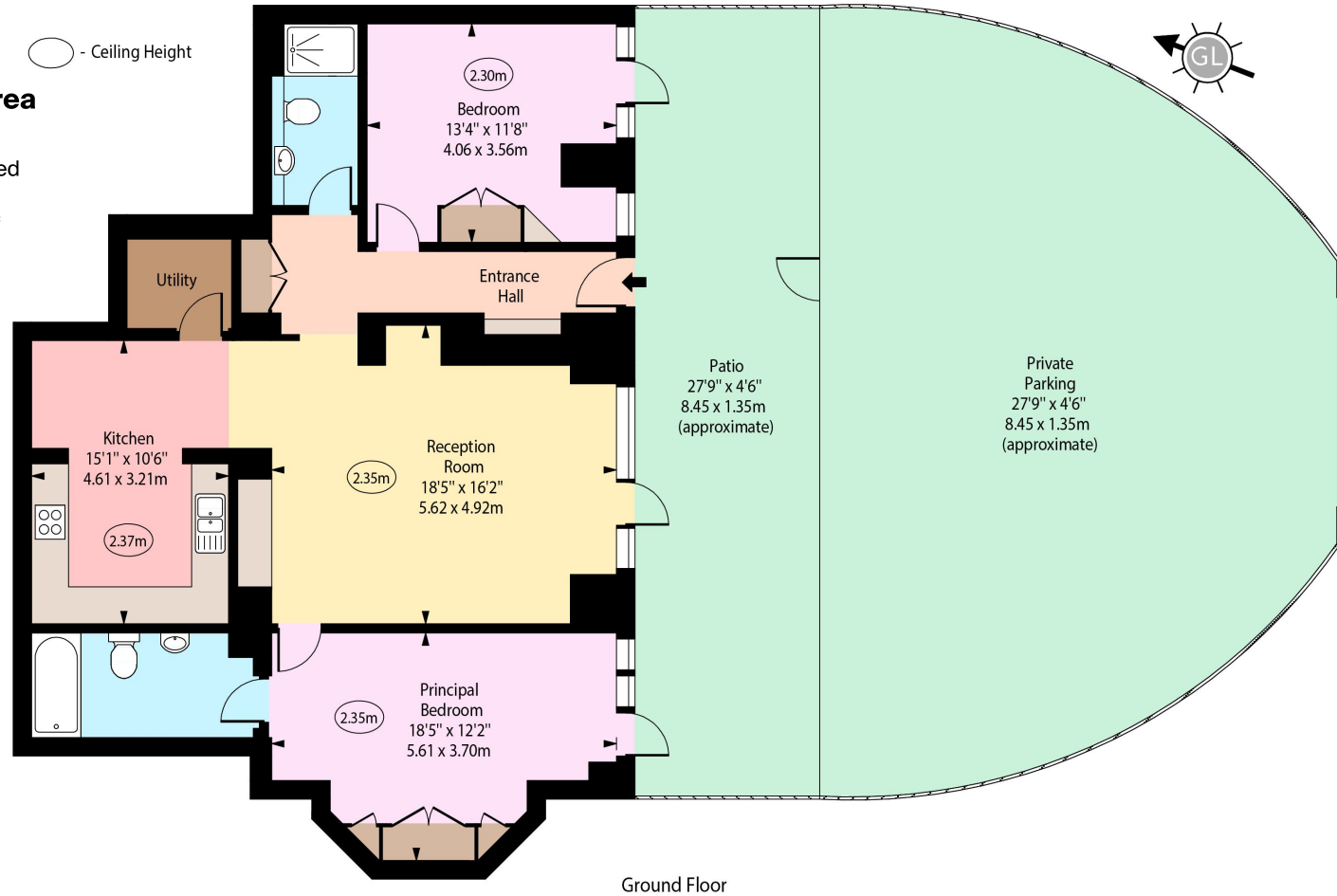
*Please note, the vendor has stated that a new lease expiring in 2164 is to be drawn up on sale. You should seek advice from your professional advisor on this point.



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Approximate Gross Internal Floor Area 101.26 sq m / 1,090 sq ft

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
Belsize Park
2C England's Ln
Belsize Park
NW3 4TG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Dylan Brooks
020 3815 3350
dylan.brooks@knightfrank.com



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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