



Upper Hampstead Walk, London **NW3**

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Located in the vibrant centre of Hampstead Village, The Giles building, originally converted in 1996, houses this charming flat on the raised ground floor, offering a fully lateral layout. The apartment features two bedrooms and two bathrooms, along with ample storage space, and is distinguished by its exceptionally high ceilings. It resides within a peaceful, gated development, ensuring a tranquil living environment.

The property also has secure underground parking, use of the day porter, bike room, a communal gym and lift.



Asking price: £1,000,000

Tenure: Share of freehold plus leasehold, approximately 972 years remaining

Service charge: £7,086 per annum. Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own inquiries

Local authority: London Borough of Camden

Council tax band: G



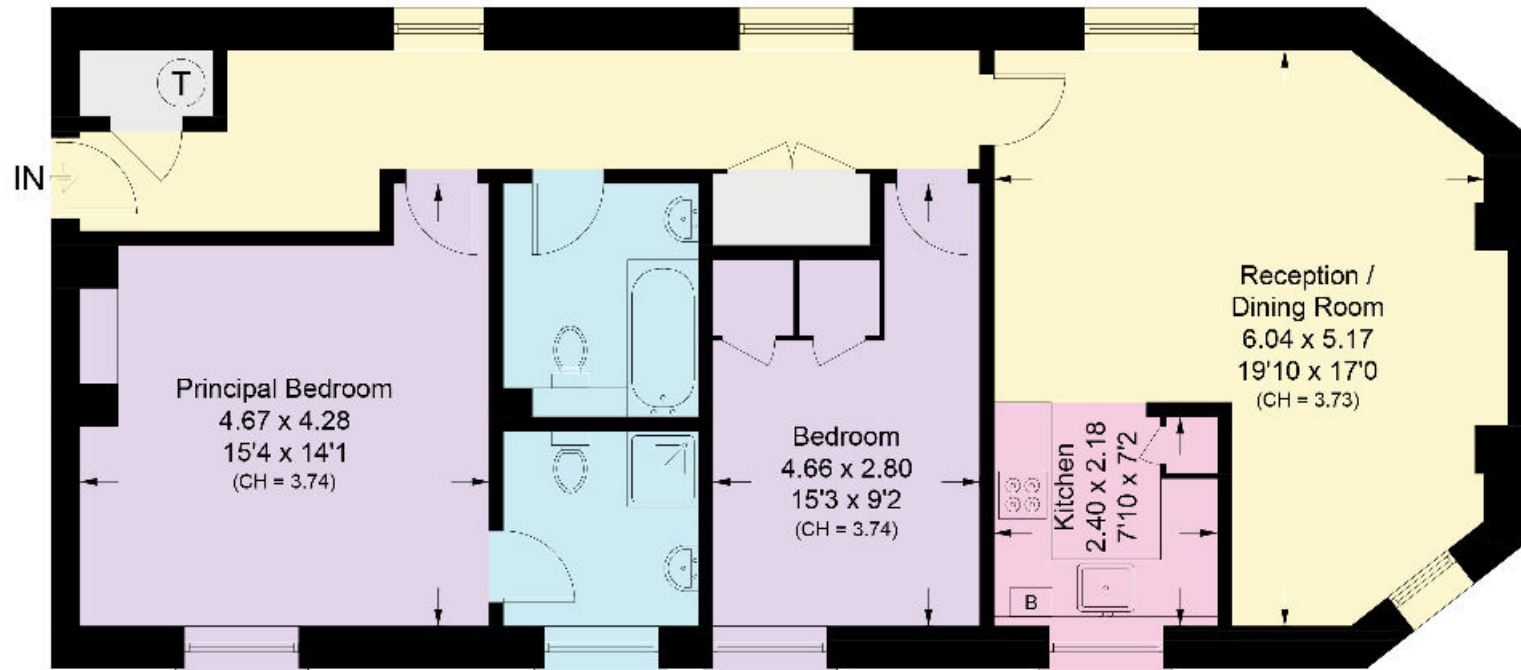




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Giles Building, Upper Hampstead Walk, NW3

Approximate Area = 90.1 sq m / 970 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



Ground Floor

Approximate Area = 90.1 sq m / 970 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2023. Photographs and videos dated December 2023.

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