



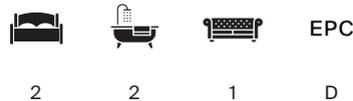
TEMPLEWOOD AVENUE

Hampstead, NW3



A 2 BEDROOM RAISED GROUND FLOOR GARDEN FLAT

Located on one of Hampstead's most prestigious roads, this elegant garden flat blends period character with contemporary comfort, set within an imposing detached Edwardian mansion dating back to circa 1910.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Share of Freehold, Approx. 957 years remaining

Ground Rent: £0

Service charge: £1,297*

Asking Price: £1,450,000



EXTENDING TO 1,134 SQ FT

The property offers exceptional lateral living with two double bedrooms, a striking reception room, and ceiling heights of approximately three meters.

The reception room exudes timeless sophistication, featuring herringbone wood flooring, generous natural light, and a classic fireplace that anchors the space—creating a warm, traditional, and inviting atmosphere throughout.

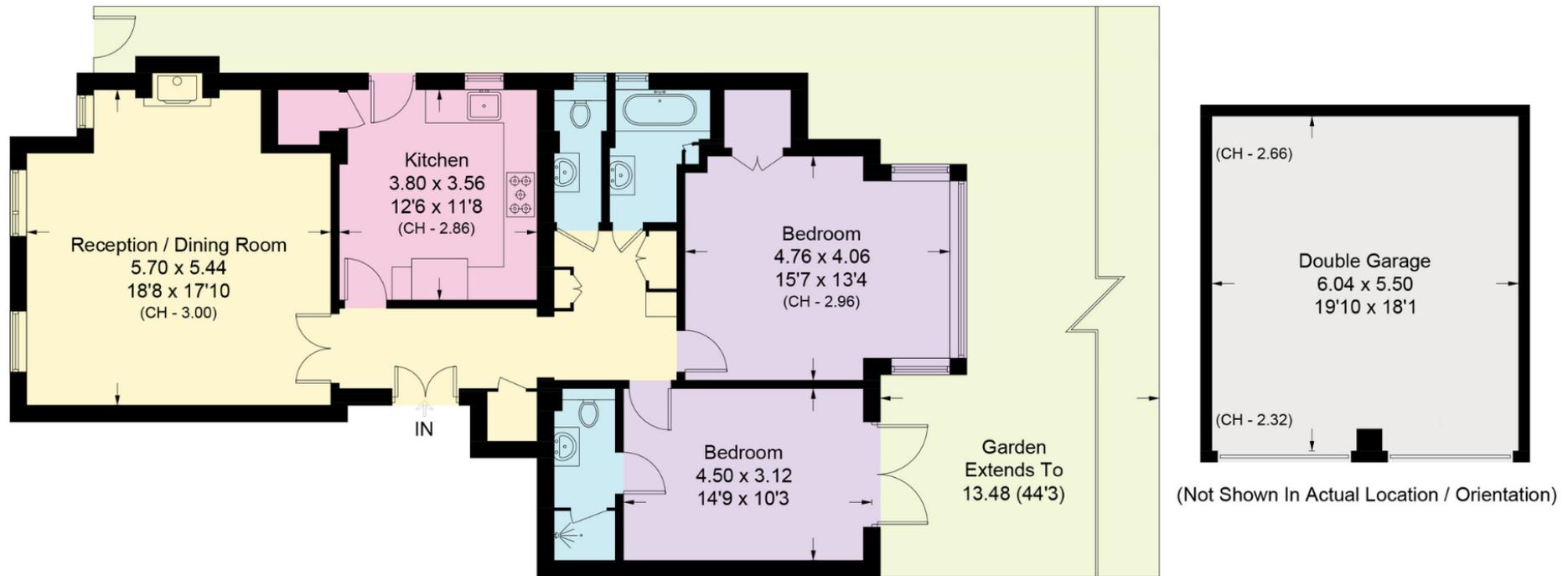
Beyond its charming façade, the property benefits from a range of practical and desirable amenities. These include an expansive double garage measuring approximately 358 sq ft, as well as a secure basement lock-up, providing excellent storage solutions.

The flat also enjoys a private garden with dual access points, via the separate kitchen and through double doors from the second bedroom. A dedicated gardener's entrance further enhances the appeal for those who value outdoor living and effortless entertaining.









Approximate Gross Internal Area = 105 sq m / 1134 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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*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.. Particulars dated Nov 2025. Photographs and videos dated Nov 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.