



Delightful Period Apartment in Convenient Location

Lindfield Gardens, Hampstead, NW3

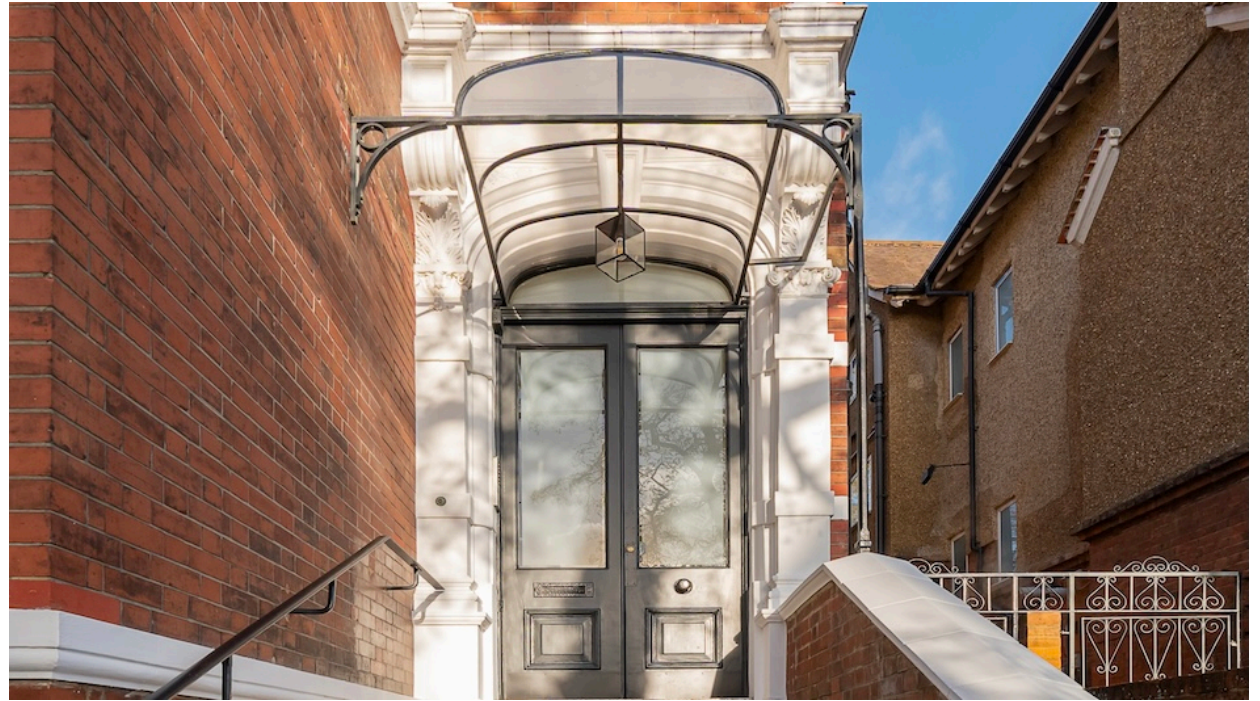
Price £825,000 - Leasehold

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Located in a highly sought after area, on the lower slopes of Hampstead, this beautifully presented two bedroom apartment sits on the second floor of this elegant red brick conversion, on a quiet, leafy, residential street. Having a bright and airy reception room and principal bedroom both benefiting from fabulous views over the abundant gardens of Hampstead, whilst the second bedroom offers wonderful views over London. The property is ideally placed for the many restaurants and boutiques of both Hampstead and West Hampstead, along with multiple transport links for the Northern Line, Jubilee Line, Metropolitan Line and London Overground as well as numerous bus routes and access to the M1.

- Reception room
- Fitted kitchen
- Two double bedrooms
- Family bathroom
- Mains water/sewerage/electric/gas
- Gas central heating
- *Camden Council Tax Band: F £3,042.52 PA*
- *EPC Rating: 65/D*
- *Approx. Gross Internal Area: 967 Sq Ft*
- *Tenure: Lease 999 years from 1974 (948 years remaining)*
- *Service Charge: £4,795 Per Annum (14% share)*
- *Ground Rent: Not applicable*



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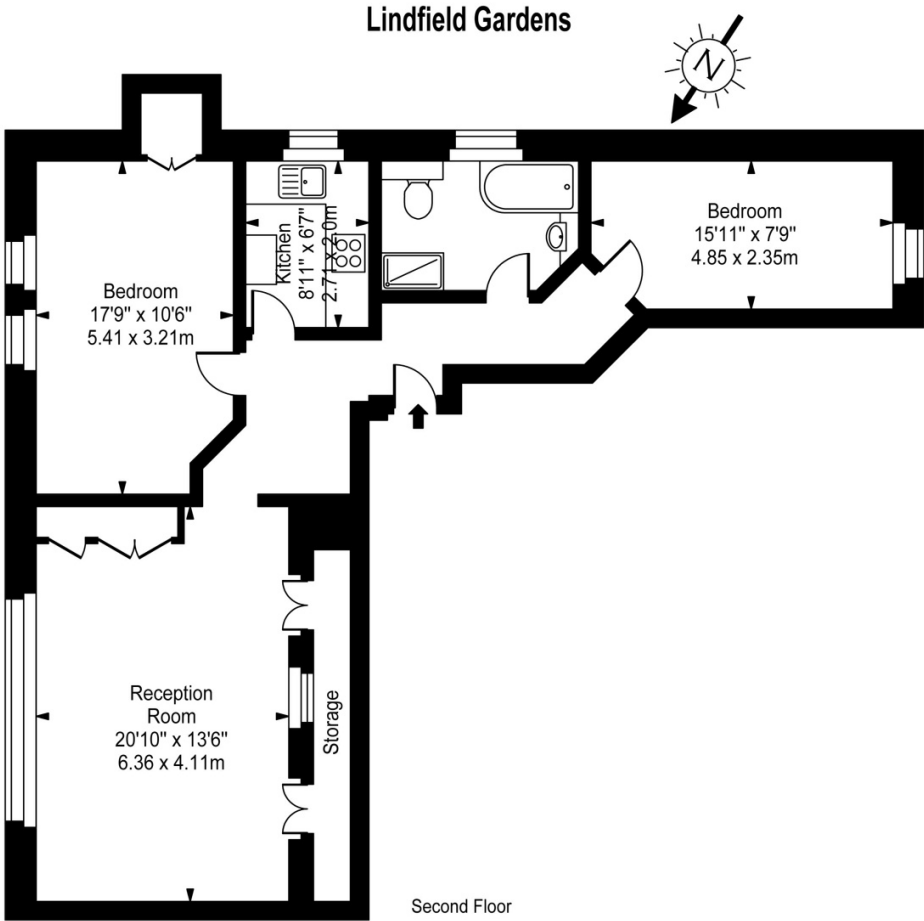
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Approx Gross Internal Area: **967 Sq Ft / 89.84 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.



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For Illustration Purposes Only - Not To Scale
Floor plan by www.creativeplanetik.com

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