



A superbly re-designed ground floor apartment with very high ceilings, secure underground parking and access to private gym.

**Giles Building, Upper Hampstead Walk, London, NW3**

£1,600,000 Leasehold (963 years remaining)



**Well-proportioned reception room • Marla Wilkinson kitchen • Dining area • Principal bedroom with en suite bathroom • Further bedroom • Shower room • Underfloor heating • Bike storage • Gym • Secure underground parking**

#### **About this property**

Situated in the heart of Hampstead Village, The Giles building was initially converted in 1996. This flat is set on the raised ground floor and has been majestically transformed by the current owners, not only changing the overall layout but creating a quite stunning, opulent contemporary yet classic finish. The ceiling height is something to behold and the elegant flow of the flat oozes style and sleek design rarely seen. The property also has secure underground parking, use of the day porter, bike storage, communal gym & lift.

#### **Local Information**

Upper Hampstead Walk is superbly situated in the heart of Hampstead Village, off New End. It is within 0.2 miles of Hampstead Underground and 0.4 miles away from the popular public attractions such as the Hampstead Heath.

#### **Tenure**

Leasehold (963 years remaining)

#### **Local Authority**

London Borough Of Camden

#### **Energy Performance**

EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office. Telephone:  
+44 (0) 20 7472 5000.



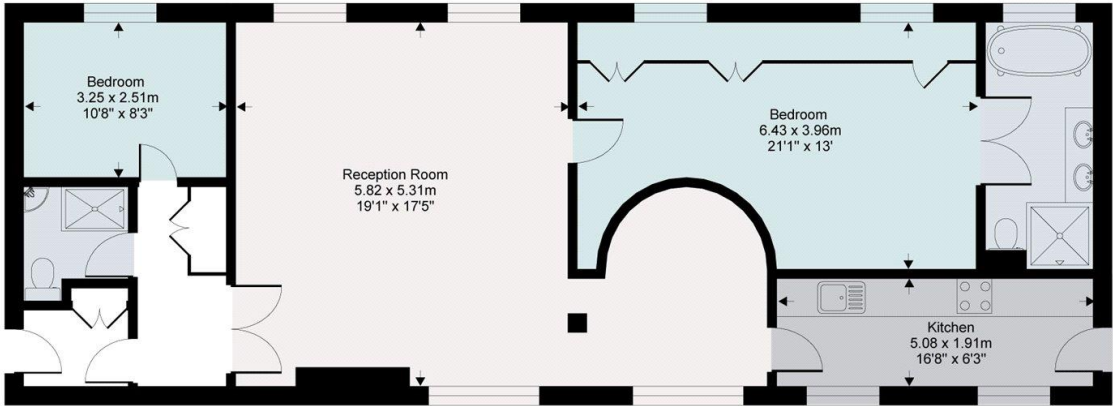




Giles Building, Upper Hampstead Walk, London, NW3  
Gross Internal Area 1079 sq ft, 100.2 m²

Upper Hampstead Walk, London, NW3 1DE


Approximate Area = 1079 sq ft / 100.2 sq m  
For identification only - Not to scale



Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 687891

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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