



An impressive two bedroom apartment set within this former Victorian School.

Hampstead Gates, 38 Ryland Road, London, NW5

£1,000,000 Leasehold (979 years remaining)

savills

Former Victorian school • Spacious first floor apartment • Double height reception room • Well-presented communal patio garden • Secure car parking space • Great Kentish Town location

About this property

A beautifully presented first floor apartment set within this former Victorian School. The apartment has terrific proportions with a vaulted ceiling in the reception room which is open plan to the kitchen, two bedrooms, bathroom and shower room. There is a communal patio to the rear of the building.

Hampstead Gates is a sought after gated development with porter, full CCTV and secure underground parking.

Local Information

Kentish Town offers a vivid mix of urban vibrancy and pastoral peace, located in poll position between cool Camden Town and airy Hampstead Heath and Regent's Park.

For transport links Kentish Town Underground Station (Northern Line) is approximately 0.6 miles away and Kentish Town West Overground is approximately 0.1 mile distant.

Tenure

Leasehold (979 years remaining)

Local Authority

London Borough of Camden

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

Telephone: +44 (0) 20 7472 5000.





Hampstead Gates, 38 Ryland Road, London, NW5
Gross Internal Area 999 sq ft, 92.8 m²


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Approximate Area = 999 sq ft / 92.8 sq m
For identification only - Not to scale



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: 787472

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	75
(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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