



Rarely available, newly refurbished apartment with a large balcony and garage.

**Lindfield Gardens, Hampstead, London, NW3**

Guide Price £1,595,000 Leasehold (Lease Expiry December 3009)





**Stunning first floor apartment • Three bedrooms  
• Bathroom with walk-in shower room • Separate  
shower room • Underfloor heating • Large  
balcony • Communal gardens • Garage**

#### **Local Information**

The property is conveniently located for the amenities of Hampstead Village (approximately 0.3 miles) and Finchley Road. The transport links are excellent with Finchley Road & Frognal Overground station (approximately 0.2 miles), Finchley Road Underground station (Jubilee and Metropolitan Lines; approximately 0.5 miles) and Hampstead Underground station (Northern Line; approximately 0.5 miles) all within a relatively short walking distance.

#### **About this property**

An impressive three bedroom flat with lovely aspects which has recently been thoroughly refurbished to exacting standards by the current owner. With meticulous attention to detail, this lateral apartment has been significantly re-modelled and re-designed to create a sleek, contemporary modern home within easy reach of Hampstead Village. There are three bedrooms, a large open-plan reception, balcony, communal gardens and garage.

#### **Tenure**

Leasehold (Lease Expiry December 3009)

#### **Local Authority**

London Borough of Camden

#### **Council Tax**

Band = G

#### **Service Charge**

£4406 per annum

#### **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.









Lindfield Gardens, Hampstead, London, NW3  
Gross Internal Area 1285 sq ft, 119.4 m²

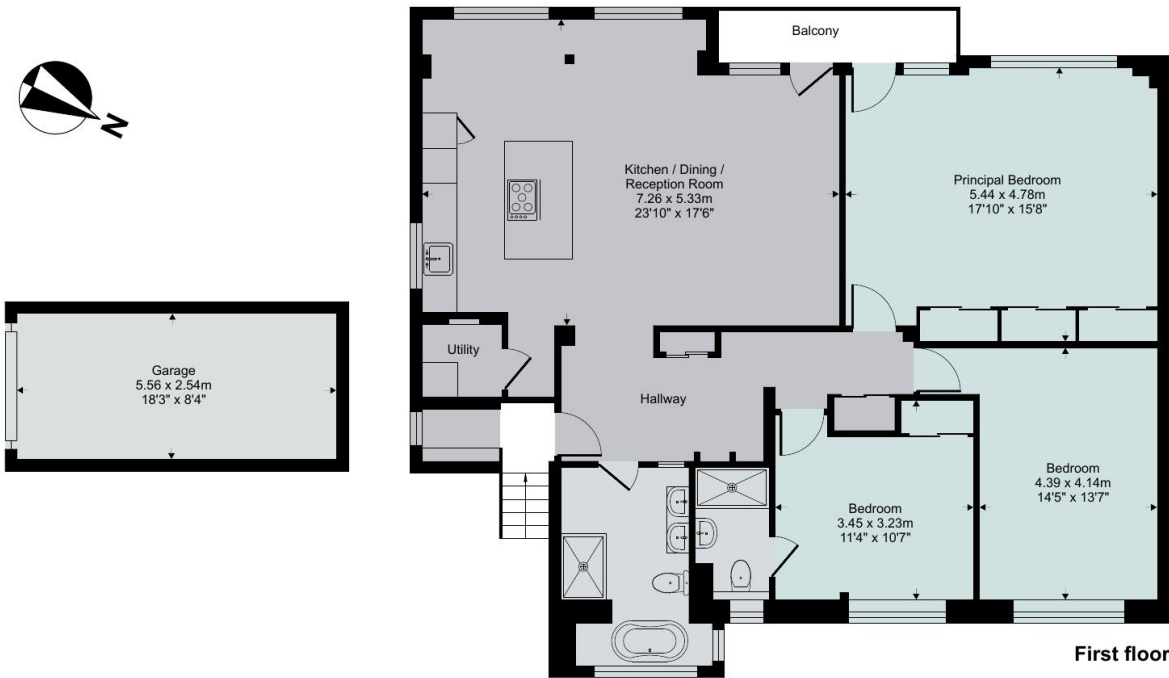
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Lindfield Gardens, London, NW3 6PS

Approximate Area = 1285 sq ft / 119 sq m (excluding garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Savills (UK) Limited. REF: 866662

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(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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