

DENNINGTON PARK ROAD - NW6



Guide Price £1,500,000

DENNINGTON PARK ROAD— NW6

Sympathetically refurbished, retaining the feeling of a spacious and light period home, whilst allowing for privacy, security and well planned, comfortable spaces



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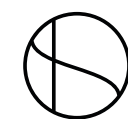


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DENNINGTON PARK ROAD — NW6

BESPOKE HARDWOOD KITCHEN



DENNINGTON PARK ROAD — NW6

Since the late 19th Century, the area now known as West Hampstead has been defined by its superb transport links.

The transformation of the area from a Hamlet of cottages set in parkland to a thriving London village began with the building of three railway lines south of the village, crossing West End Lane. The last of which, the Metropolitan and St John's Wood line, opened in 1879.

150 years later, the Jubilee Line, Thameslink and London Overground are positioned within half a mile of each other, making West Hampstead one of London's best connected neighbourhoods.

Peacefully located on a quiet residential street close to the shops, restaurants and cafes of West Hampstead, is a beautifully presented three bedroom upper maisonette.

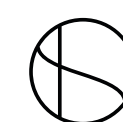
Sympathetically refurbished, the apartment retains the feeling of a spacious and light period home, whilst

allowing for privacy, security and well planned, comfortable spaces

A bespoke hardwood kitchen, custom built joinery and luxurious bathrooms are complemented by spacious bedrooms and a private, west facing terrace.

Whether you're in the mood for the best retail London has to offer, a long walk in nature, exploring the incredible regeneration of Kings Cross or hopping on the Eurostar to continental Europe, West Hampstead has you covered.

You're only ten minutes from Bond Street on the Jubilee Line, or five minutes from both Hampstead Heath and London St Pancras on the London Overground or Thameslink.



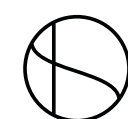
DENNINGTON PARK ROAD — NW6



RECEPTION ROOM



WEST FACING TERRACE



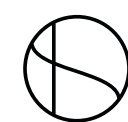
DENNINGTON PARK ROAD — NW6



FAMILY BATHROOM



PRINCIPAL BEDROOM



DENNINGTON PARK ROAD — NW6



Accommodation

- Principal bedroom with en-suite shower room
- 2 further bedrooms
- Family Bathroom with separate bath & shower
- Fully fitted kitchen with breakfast bar
- Double aspect reception room incorporating dining area
- Laundry room

Amenities

- West facing terrace
- Entryphone system
- Underfloor heating to both bathrooms
- Water softener
- Bespoke joinery throughout
- Bespoke hardwood kitchen with Carrara marble countertops and splashback
- Grohe instant boiling water tap
- Residents permit parking
- Loft storage

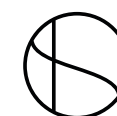
First & Second Floors

Approx Gross Internal Area

1424 Sq Ft (132 Sq M) Including under 1.5m

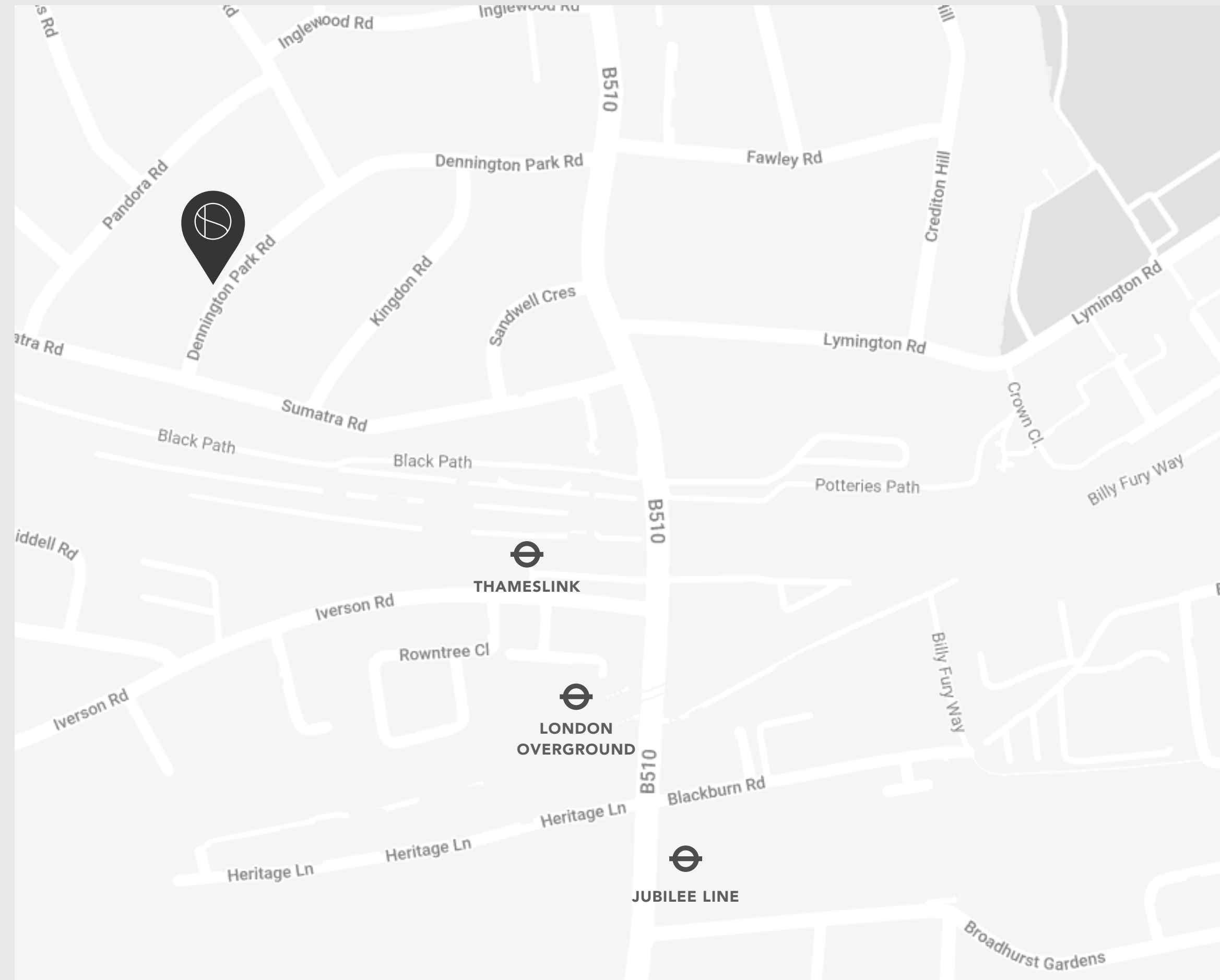
1377 Sq Ft (128 Sq M) Excluding under 1.5m

Plan for illustration purposes only. Not to scale.



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Local Area



Terms

- **Tenure:** Share of Freehold
- **Annual ground rent:** N/A
- **Ground rent review period:** N/A
- **Annual service charge amount:** Ad-Hoc, split between the three freeholders
- **Service charge review period:** N/A
- **Council Tax band:** London Borough of Camden (Band F)

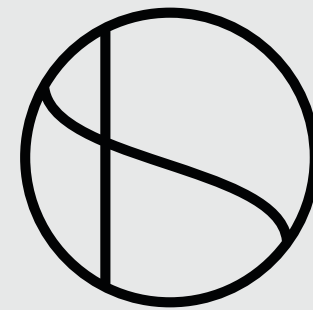
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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