



# CHOLMLEY GARDENS — NW6

Asking Price £1,150,000

A note from the the owner;

“The apartment has been in our family for generations and it's easy to see why. Cholmley Gardens is more than just a home, it's a true community. To grow up here was to live in a hidden oasis - peaceful, safe and full of life”



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CHOLMLEY GARDENS — NW6

DINING ROOM



## CHOLMLEY GARDENS — NW6



There's always value in rarity. Lateral space amongst Victorian terraces. Extensive, park-like communal gardens close to central London. Security, serenity and a sense of real community, in an era where none of the three are a given.

Built during the inter-war period and in the same ownership for over half a century, this elegant 1920s first floor, lateral apartment provides an incoming purchaser with the opportunity to create a wonderful home, ready for the next generation of residents.

Subject to the necessary permissions, the current layout could be amended to create a principal bedroom suite with shower room, three further bedrooms, a family bathroom, utility room, reception and dining room.

The communal gardens benefit from two full sized tennis courts, a children's play area, BBQ and outdoor dining area and a lawned picnic area.

When you're ready to venture further afield, both West End Lane and Mill Lane have a wide array of coffee shops, restaurants and independent food stores, including The Grocery Post, the Hampstead Butcher and Providore and French Society.

West Hampstead is arguably London's best connected neighbourhood, with Underground (Jubilee Line), Overground and Thameslink stations all within half a mile of Cholmley Gardens, in addition to numerous bus routes.

The open spaces of Hampstead Heath are less than one mile away, and some of the best schools in the country can be found locally.



CHOLMLEY GARDENS — NW6



KITCHEN



CHOLMLEY GARDENS — NW6



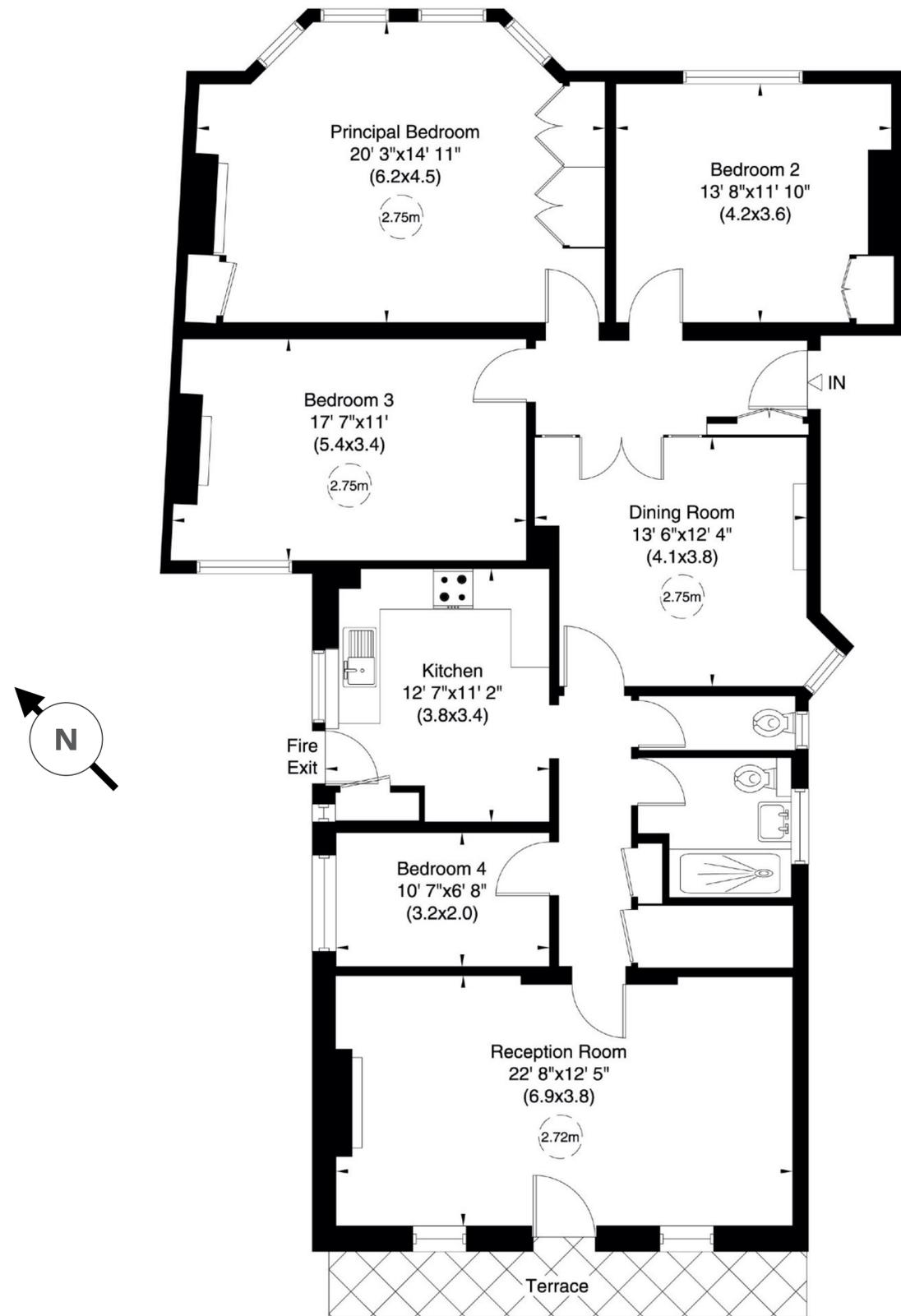
RECEPTION ROOM



CHOLMLEY GARDENS — NW6



## CHOLMLEY GARDENS — NW6



### Accommodation

- Principal bedroom
- 3 further bedrooms
- Bathroom
- Reception room
- Fully fitted kitchen
- Dining room
- Guest WC

### Amenities

- Terrace
- Residents only communal gardens including two tennis courts, a children's play area a BBQ and outdoor dining area and a lawned picnic area
- Communal heating and hot water
- Resident's permit parking

#### First Floor

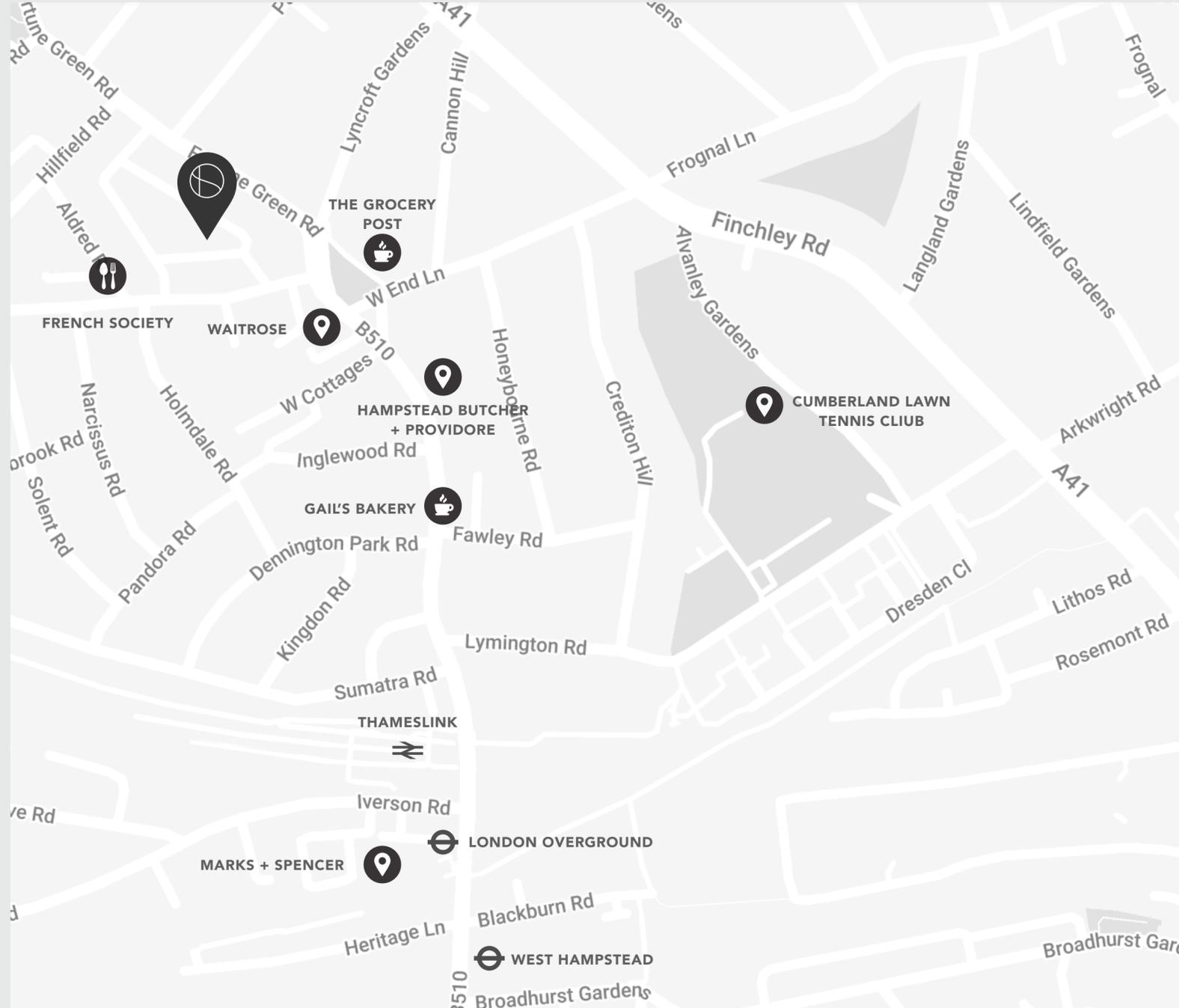
Approx Gross Internal Area **1,580 Sq Ft** (147 Sq M)

Plan for illustration purposes only. Not to scale.



# CHOLMLEY GARDENS — NW6

## Local Area



## Terms

- **Tenure:** Share of Freehold
- **Annual ground rent:** £15
- **Annual service charge amount:** £11,500 (Including heating & hot water)
- **Council Tax band:** F

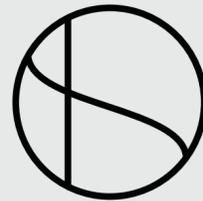
## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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