

Apartment 128 Westfield 15, Kidderpore Avenue, London, NW3



Price: £1,000,000
Leasehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Situated in this sought-after tree lined road in Hampstead. We are delighted to offer for sale this ground floor 3 double bedroom 2 bathroom Apartment. With open plan lounge/kitchen, this property benefits from superb Leisure facilities which include, indoor swimming pool, jacuzzi, gym, sauna and his and her changing rooms. There is gated underground parking for 1 vehicle, 24/7 concierge service and the communal grounds are impeccable. We highly recommend an internal viewing.

- GROUND FLOOR APARTMENT
- SOUGHT AFTER TREE LINED ROAD
- 3 DOUBLE BEDROOMS 2 BATHROOMS
- OPEN PLAN LOUNGE/KITCHEN
- SUPERB LEISURE FACILITIES
- GATED UNDERGROUND PARKING FOR 1 VEHICLE
- 24/7 CONCIERGE SERVICE
- COMMUNAL GROUNDS ARE IMPECCABLE

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FEATURES

DESCRIPTION

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ACCOMMODATION

Entrance Hallway
Kitchen/Lounge
3 Bedrooms
Family Bathroom
Shower Room
Gated underground parking for 1 vehicle
24/7 concierge service
Communal gardens

LOCATION

Kidderpore Avenue is a turning off Platt's Lane which in turn is off Finchley Road. There are a variety of Primary Schools close by, as well as local shopping facilities Excellent transport links with West Hampstead, Hampstead Station and Swiss Cottage Underground Stations.

SERVICES

Gas Central Heating and Mains Drainage.

Approx 978 years remaining on the lease (Not verified)
Service Charges - £8,000 per annum (Not verified)
Ground Rent £800 per annum (not verified)

LOCAL AUTHORITY

London Borough of Camden

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE CONCERNING THESE PARTICULARS -

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

- * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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Approximate Gross Internal Area
988 sq ft – 92 sq m

