LOT 16

Flat G Heath Park Gardens, 18 Templewood Avenue, Hampstead, London NW3 7XD



SITUATION

Located within this exclusive gated development of 13 flats in this highly sought after and desirable location overlooking Hampstead Heath, just a short walk from Heath Street and Whitestone Pond.

Hampstead Underground Station is just $\frac{1}{2}$ mile distant as well as the many shopping facilities and eateries that the High Street offers.

Hampstead in an extremely affluent north London suburb positioned approx. 1½ miles north of Regent's Park and approx. 3 miles north of central London.

PROPERTY

- **5 Bedroom Flat of approx. 3,360 sq ft** on the second floor of this purpose built luxury block.
- Impressive Reception Room (42 ft × 32 ft max).
- **3 separate Terraces** totalling 734 sq ft and a combined length of approx. 100 ft.

The Flat benefits from the use of:

- 24 hour concierge and CCTV
- Leisure Centre (swimming pool, sauna & gym)
- Underground Parking
- Underground Store
- Passenger Lift
- Service Lift
- Communal Gardens

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

ACCOMMODATION

Second Floor Flat

Reception RoomKitchen	42'0" 25'5"		32'0" 9'10"
 Utility Room, Store Room, Plant Room Master Bedroom Suite with en suite Dressing Room & 	21'9"	х	16'10"
Bath/Shower Room/WC Bedroom 2 with en suite Bathroom/WC	14'6"	х	11'8"
 Bedroom 3 with en suite Shower Room/WC 	12'0"	х	11'1"
 Bedroom 4 with en suite Bathroom/WC 	17'11"	х	10'5"
 Bedroom 5 Separate Shower Room/WC 	15'8"	х	9'0"

• Separate WC

Total GIA Approx. 3,360 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 10 days) from 1st January 1988 at a peppercorn PLUS SHARE OF FREEHOLD.

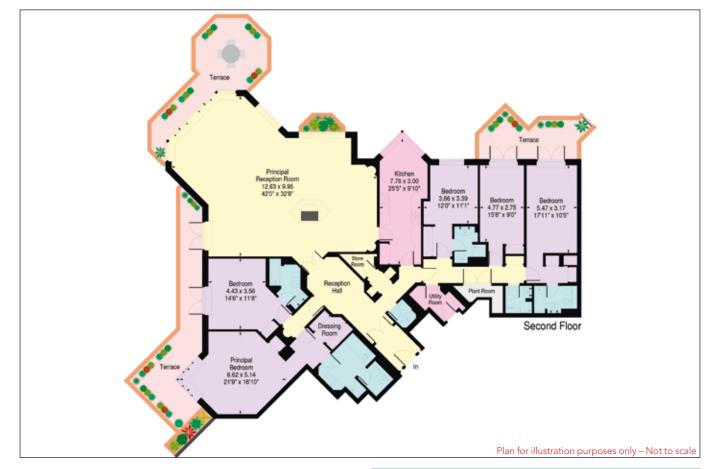
Offered with VACANT POSSESSION

Note: 4 month completion or earlier by mutual agreement.

Flat G Heath Park Gardens, 18 Templewood Avenue, Hampstead, London NW3 7XD

LOT 16





VENDOR'S SOLICITORS Adams & Remers – Tel: 01273 480 616 Ref: Ms Lisa Gibbins – Email: lisa.gibbins@adamsandremers.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts