

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



ST REGIS HEIGHTS
FIRECREST DRIVE
HAMPSTEAD, NW3

LEASEHOLD

ASKING PRICE £1,795,000

SUBJECT TO CONTRACT

SOLE AGENT

A beautiful three double bedroom duplex apartment set within one of Hampstead's most secure and sought after gated developments. The property benefits from three large bedrooms with built in storage, two bathrooms with a further guest cloakroom, and a spacious open plan reception room/kitchen. The apartment offers stunning views over London whilst being conveniently located in a peaceful enclave of Hampstead Heath.

Presented in good decorative condition with further benefits including underfloor heating throughout and access to residents parking. Firecrest Drive is conveniently located within 0.4 miles of all the shops, restaurants and amenities of Hampstead High Street, and Hampstead Underground Station (Northern Line).

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ACCOMMODATION

- Principle Bedroom (With En-Suite Shower Room)
- Two Further Bedrooms
- Family Bathroom
- Open Plan Reception Room
- Dining Room & Kitchen
- Guest Cloakroom
- Porter
- Gated development
- Terrace

AMENITIES

- Communal Gardens
- Terrace
- Concierge
- Porterage (Daytime Only)
- Underground Parking Space for One Car

COUNCIL TAX

Camden (Band H)

EPC RATING:

B

IMPORTANT NOTICE

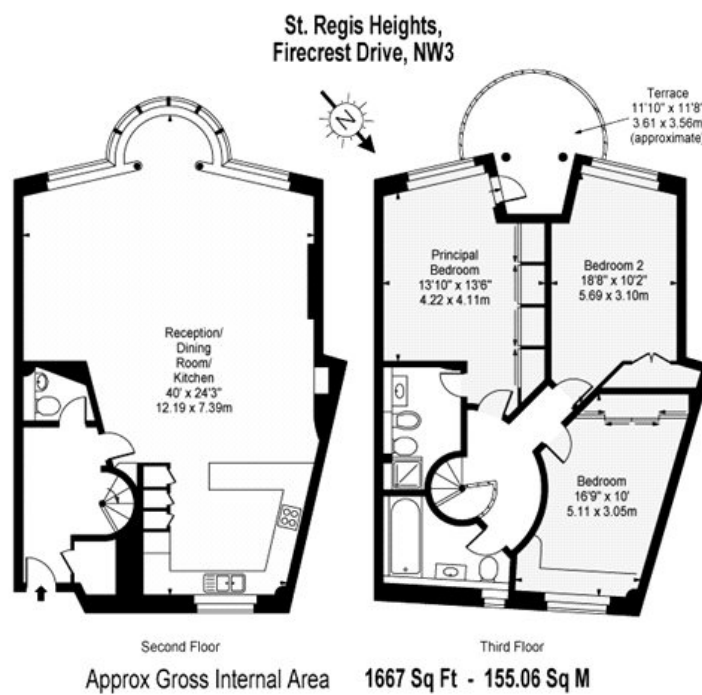
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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