



ROTUNDA BUILDING

Upper Hampstead Walk
London
NW3

Asking Price
£2,500,000

Sole Agent

This exceptional newly renovated apartment (153.47 sq m/1,652 sq ft), distinguished by its stunning, spacious reception/entertaining area, occupies the raised ground floor within an exclusive secure gated enclave in the heart of Hampstead Village.

This striking residence has recently been subject to a full interior design and build. The reception room is ideal for entertaining being approx. 1,000 square feet in size with high ceilings and ten large windows with views over communal gardens. With no windows over any road, this home is quiet and private yet moments from the heart of Hampstead.

ASTON CHASE

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Subject To Contract

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Leasehold 972 Years

Service Charge: £15,702.54 P/A

The bespoke designed open-plan kitchen has a full range of high-end appliances, including a Fisher & Paykel double fridge freezer, Bosch two zone wine cooler, dishwasher, washing machine and separate tumble dryer. There are two multi-function Samsung combi-ovens and a warming compartment. The main bedroom features a large walk-in wardrobe and en-suite bathroom and the second double bedroom benefits from a family bathroom. The balcony has excellent views across London with St Paul's Cathedral in the distance. In addition there is a large lower ground floor storage room with lift access.

The apartment benefits from air-conditioning, heating, security system, bespoke chandeliers and alabaster lights, all controllable and programmable via smart applications. The Upper Hampstead Walk development provides secure designated parking with electric car charging and use of a very well-equipped gymnasium, furthermore the building benefits from a friendly and helpful concierge service.

Nestled on New End, the apartment provides convenient proximity to the picturesque Hampstead Heath, as well as a wealth of local amenities, including fashionable boutiques, inviting cafes, and enticing restaurants. The nearest station, Hampstead (Northern Line), falls within zones 2/3.



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ACCOMMODATION

- Reception
- Open-Plan Kitchen
- Guest WC
- Bedroom 1 with Walk in Wardrobe and En-Suite Bathroom
- Bedroom 2
- Family Bathroom

AMENITIES

- High Ceilings
- Balcony
- Designated Parking for 1 Car with Electric Charge Point
- Gated Development
- Concierge Service
- Private Lock Up Storage Room
- Residents Gym
- Passenger Lift
- Air Conditioning

COUNCIL TAX: G

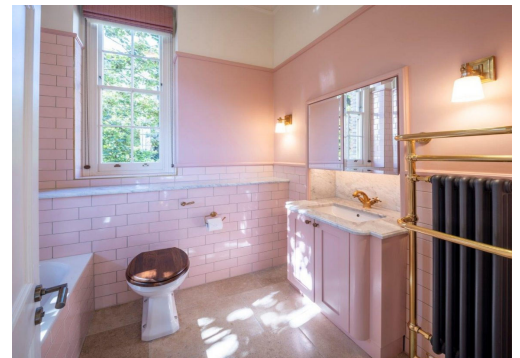
EPC RATING: C



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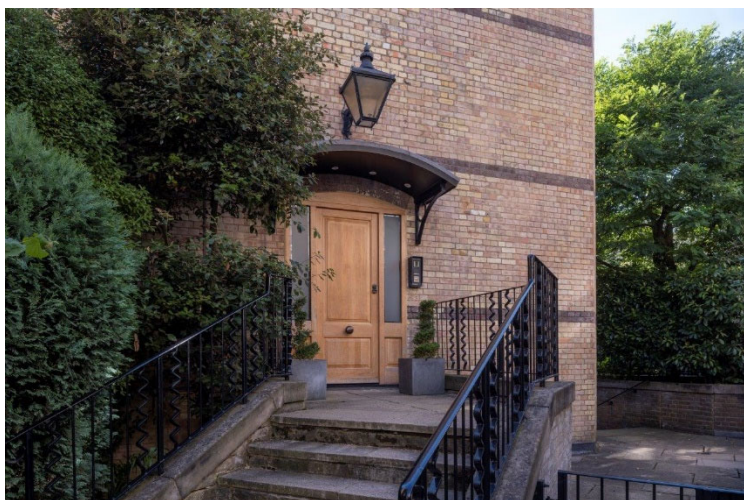
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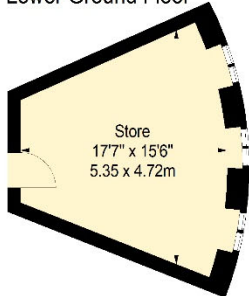
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Lower Ground Floor



The Rotunda Building, NW3

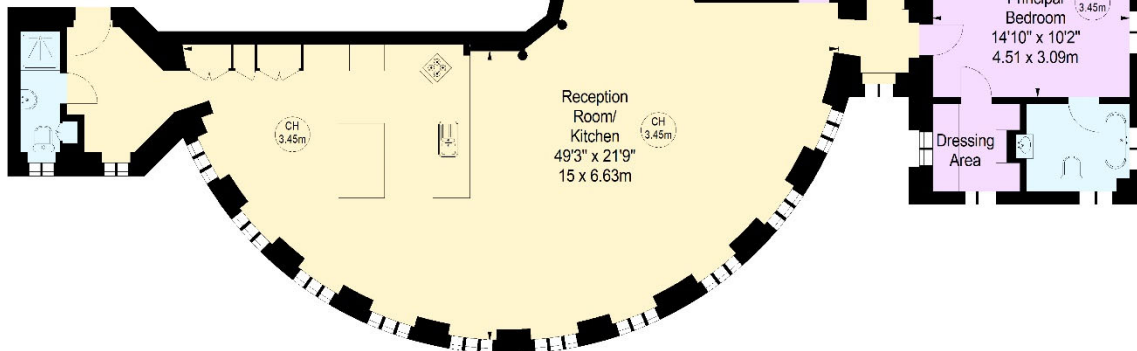
Approximate gross internal area

1,652 sq ft / 153.47 sq m

(Including Store)

Store Area

216 sq ft / 20.07 sq m



Raised Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	69	
(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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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.