



SUMMIT LODGE

Lower Terrace
London
NW3

Asking Price
£3,750,000

An exceptional opportunity to acquire a 4-bedroom penthouse apartment (2,800 ft² / 260 m²) set on the 2nd and 3rd floors of this well-regarded purpose-built block, moments from Hampstead (Whitestone) Pond.

Summit Lodge, is an exclusive, secure gated development in the heart of prime Hampstead and situated near the highest point in London. The apartment benefits from spacious accommodation and features a magnificent double reception room, a separate kitchen, a large master bedroom with an en-suite bathroom, and 3 further bedrooms (all en-suite). Additionally, there is a guest cloakroom and a utility room.

ASTON CHASE

67-71 Park Road
Regent's Park
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020 7724 4724
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Asking Price
£3,750,000
Subject To Contract

Leasehold 965 Years

Service Charge: Approx. £50,750 P/A

In addition, the apartment offers a private roof terrace and a private balcony with south-westerly views. Summit Lodge provides secure and luxurious living with additional private facilities, including a swimming pool/leisure complex, a 24-hour concierge, a storage room, and secure designated underground parking for three vehicles.

Summit Lodge is enviably located overlooking Whitestone Pond and Hampstead Heath and is a short walk from Hampstead High Street, with its eclectic selection of restaurants, cafes, and shops. Hampstead Tube Station (Northern Line) is very close by.



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ACCOMMODATION

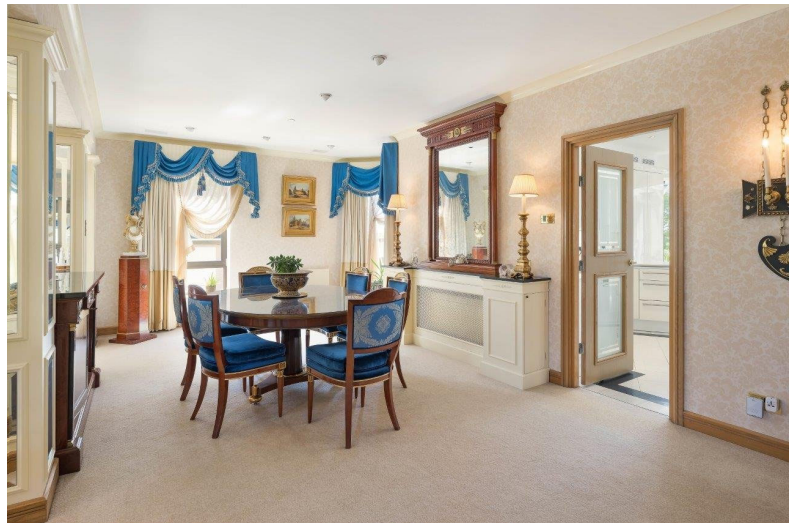
- 4 Bedrooms
- 2 En Suite Bathrooms
- 2 En Suite Shower Rooms
- Guest WC
- Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory

AMENITIES

- Roof Terrace
- Terrace
- 24 Hour Security
- Underground Designated Parking for 3 Cars

COUNCIL TAX: H

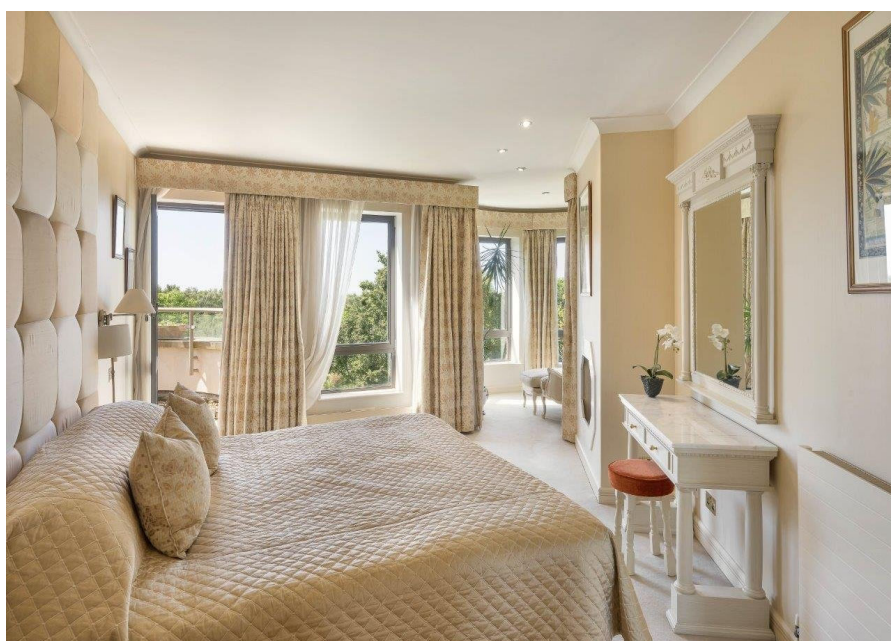
EPC RATING: C



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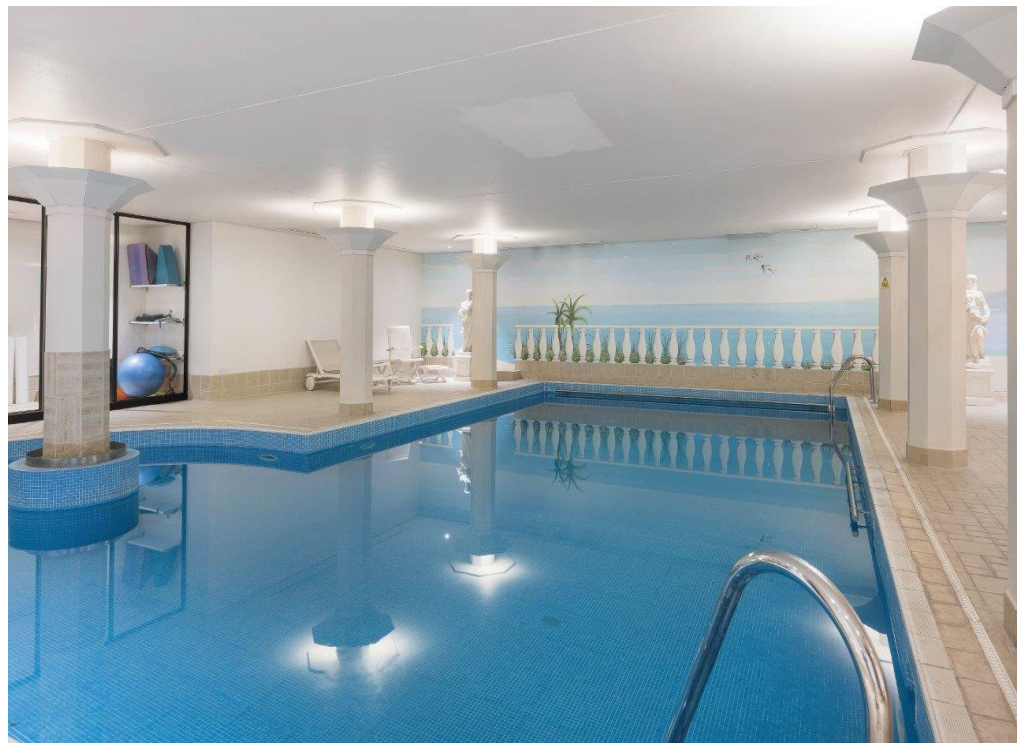
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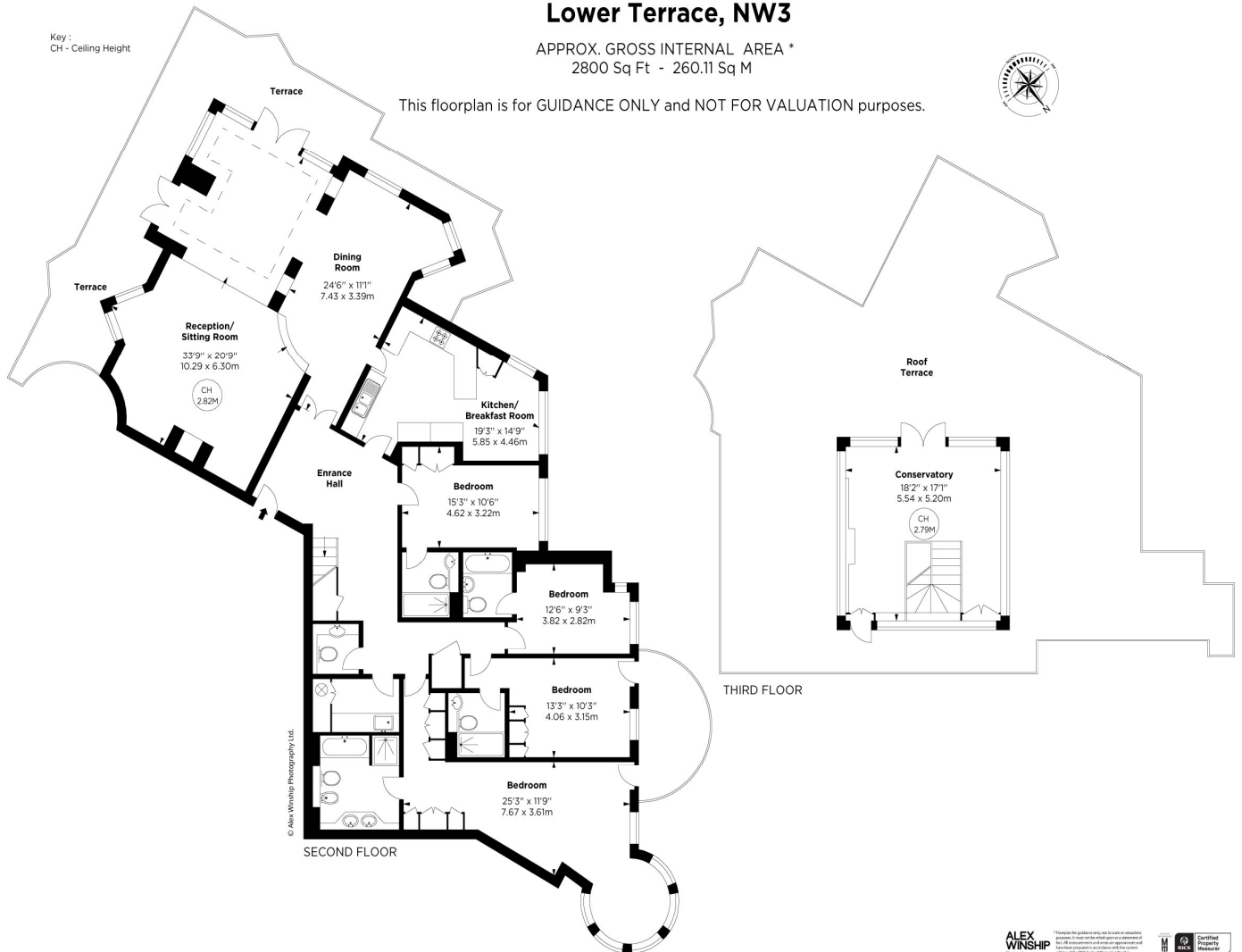
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Summit Lodge, Lower Terrace, NW3

APPROX. GROSS INTERNAL AREA *
2800 Sq Ft - 260.11 Sq M

Key :
CH - Ceiling Height

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	76
(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.