



# PAVILION COURT

---

MOUNT VERNON  
HAMPSTEAD VILLAGE  
LONDON NW3



# PAVILION COURT

MOUNT VERNON  
HAMPSTEAD VILLAGE  
LONDON NW3







A UNIQUE OPPORTUNITY TO PURCHASE A TRULY EXCEPTIONAL LATERAL PENTHOUSE APARTMENT (354.79 SQ M/3,819 SQ FT) LOCATED ON LEVEL SIX (THIRD FLOOR ABOVE GROUND LEVEL) OF THIS PRESTIGIOUS LUXURY GATED DEVELOPMENT LOCATED LITERALLY IN THE HEART OF HAMPSTEAD VILLAGE.









Having been indulgently redesigned and comprehensively refurbished to an exacting standard by the existing owners some 20 years ago, the apartment has been beautifully maintained and is offered for sale in immaculate condition throughout providing light open-plan living space with an emphasis on entertainment.



The penthouse, which is widely regarded to be the best apartment within this highly desirable development, features an outstanding 39 x 33'11 Reception/Dining Room ideal for large scale entertaining with French doors leading onto an exceptional 130.52 sq m/1,405 sq ft private south-west facing terrace and also benefits from secure underground parking for four vehicles.





## ACCOMMODATION

- Principal Bedroom Suite comprising 23'2 x 20'8 Bedroom with Luxurious En-Suite Dressing Room & Bathroom
- Bedroom 2 with Large En-Suite Bathroom
- Bedroom 3/Study with En-Suite Shower Room
- Reception Hall
- 39 x 33'11 Reception/Dining Room
- 29'8 x 23'4 Kitchen/Family Room
- Breakfast Area
- Utility Room
- Pantry
- Guest Cloakroom

## AMENITIES

- 130.52 sq m/1,405 sq ft Private Roof Terrace
- Further Terrace accessible via Breakfast Area
- Extensive Landscaped Communal Gardens
- Porters Lodge
- 24/7 Porterage/Security
- Lift
- 4 Secure Underground Garage Spaces
- 2 Storerooms
- Guests Parking
- Swimming Pool
- Gymnasium/Fitness Suite
- 17.37 sq m/187 sq m of easily accessible Eaves Storage































Pavilion Court was constructed by Marylebone Warwick Balfour in 1997 as part of the redevelopment of Mount Vernon since which time the scheme has widely been regarded as the most sought-after purpose built block in Hampstead, benefitting from 24/7 porterage/ security, beautifully landscaped communal gardens along with a residents swimming pool and gymnasium/fitness suite.



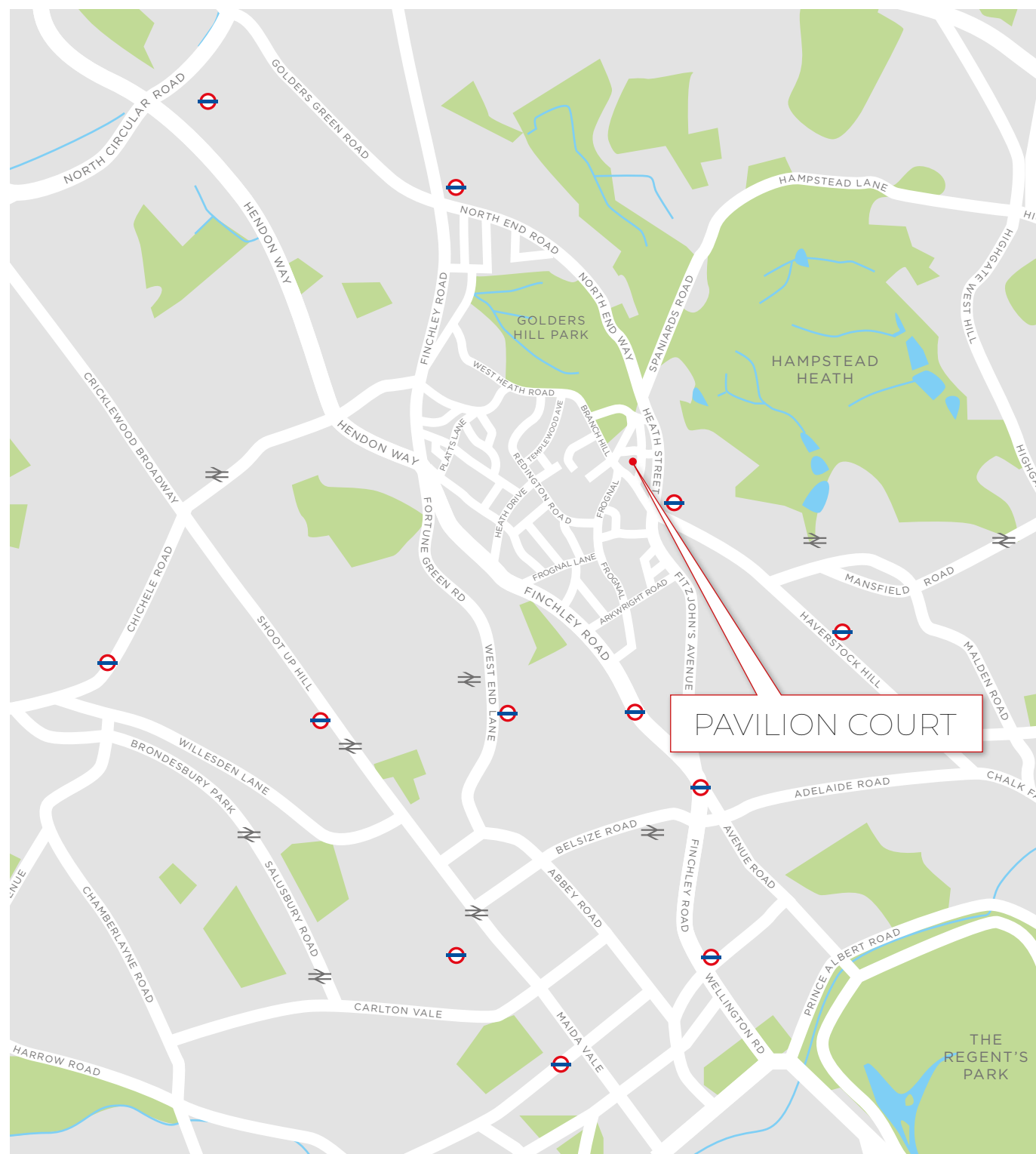






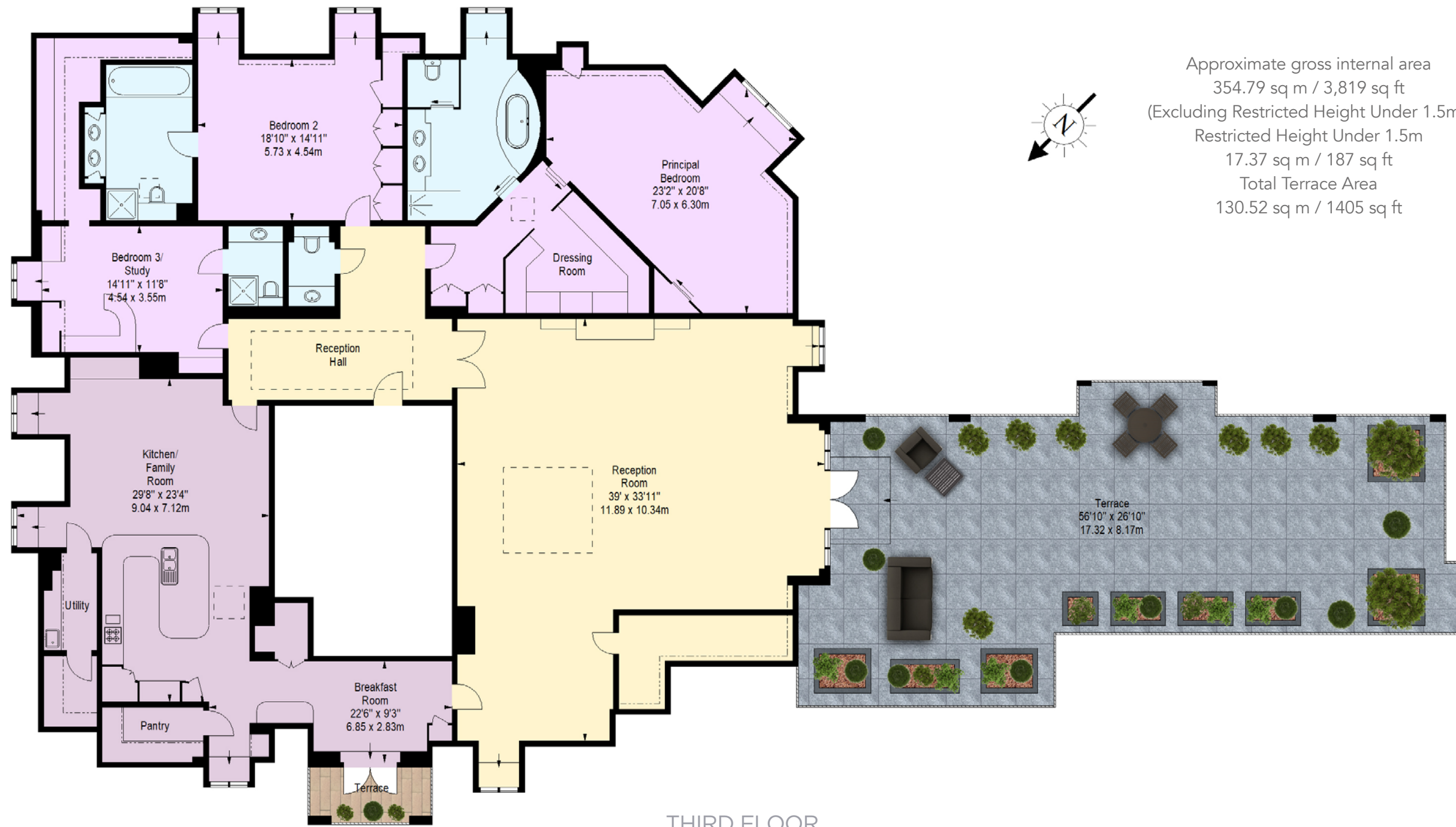






Mount Vernon is situated on a cascading plot just off Frognal, close to the summit of Hampstead and is within 0.3 of a mile of the fashionable boutiques, shops, restaurants and cafés of Hampstead Village, Hampstead Underground Station (Northern Line) and the unspoilt vast open green spaces of Hampstead Heath.





Approximate gross internal area  
 354.79 sq m / 3,819 sq ft  
 (Excluding Restricted Height Under 1.5m )  
 Restricted Height Under 1.5m  
 17.37 sq m / 187 sq ft  
 Total Terrace Area  
 130.52 sq m / 1405 sq ft

THIRD FLOOR



SHARE OF FREEHOLD

SERVICE CHARGE: £7,007 PER QUARTER TO INCLUDE  
WATER USAGE AND A CONTRIBUTION TO THE  
SINKING FUND

COUNCIL TAX: CAMDEN (BAND H)

ASKING PRICE: £7,950,000

---

SOLE SELLING AGENT

---

ASTON CHASE

enquiries@astonchase.com  
+44 (0) 20 7724 4724

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.