



REDINGTON ROAD

HAMPSTEAD, NW3



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An opportunity to acquire a beautifully presented lateral duplex apartment, primarily arranged across the ground floor of a substantial detached house on one of Hampstead's most desirable roads, Redington Road. Set behind a wide carriage driveway, the property offers off-street parking for 6-8 cars and a private southeasterly facing rear garden extending to 104 feet, including a full-width terrace accessed from the kitchen, main reception room, and principal bedroom. The garden also features an 11-metre heated swimming pool.

The apartment has been extensively refurbished by the current owners and is being sold with the freehold to the land that includes both the garden and driveway. The property measures approximately 4,000 sq ft and is entered at ground floor level via a private entrance hall, leading to well-proportioned living and entertaining spaces. This floor includes a bay-fronted drawing room, separate dining room, large kitchen/breakfast room, a principal bedroom with en suite bathroom and walk-in dressing room, a second double bedroom with en suite, and a guest cloakroom.









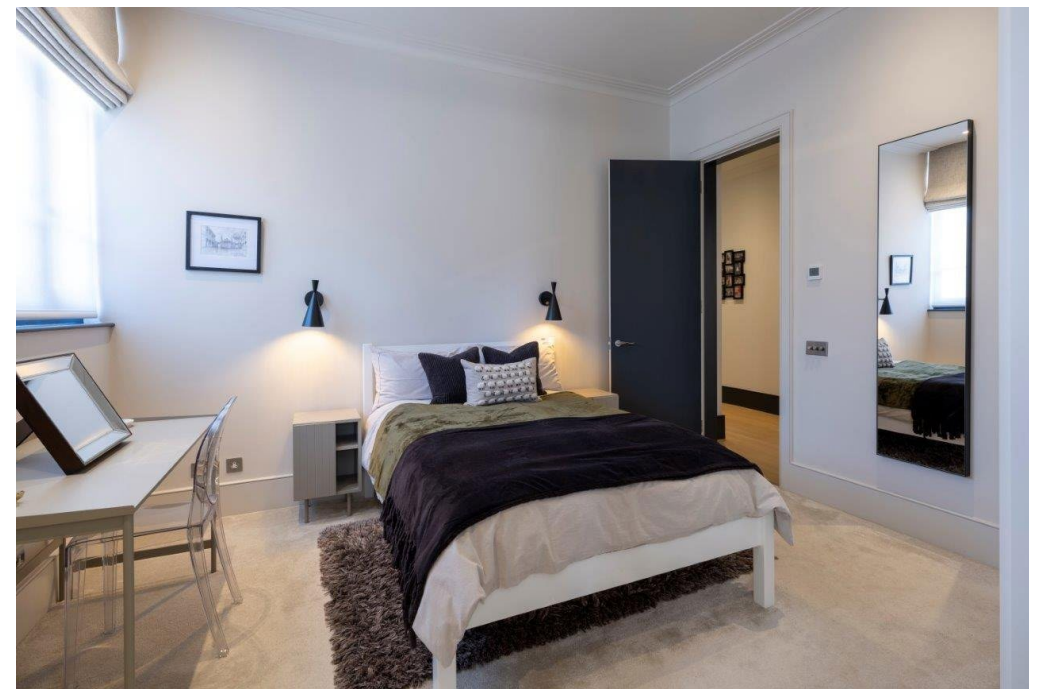


ACCOMODATION

- 3 Bedrooms
- Bathroom
- En Suite Bathroom
- En Suite Shower Room
- Guest WC
- 2 Reception Rooms
- Dining Room
- Kitchen/Breakfast Room
- Utility Room

AMENITIES

- Terrace
- Garden
- Swimming Pool
- Driveway
- Outbuilding



On the lower ground floor is a further reception room measuring 27'8 x 22'11 with direct access to the garden via bi-folding doors, along with an additional bedroom, bathroom, and utility room.

The apartment is located within 150 metres of Hampstead Heath, and within half a mile of the shops, restaurants, and Northern Line Underground station in Hampstead Village.





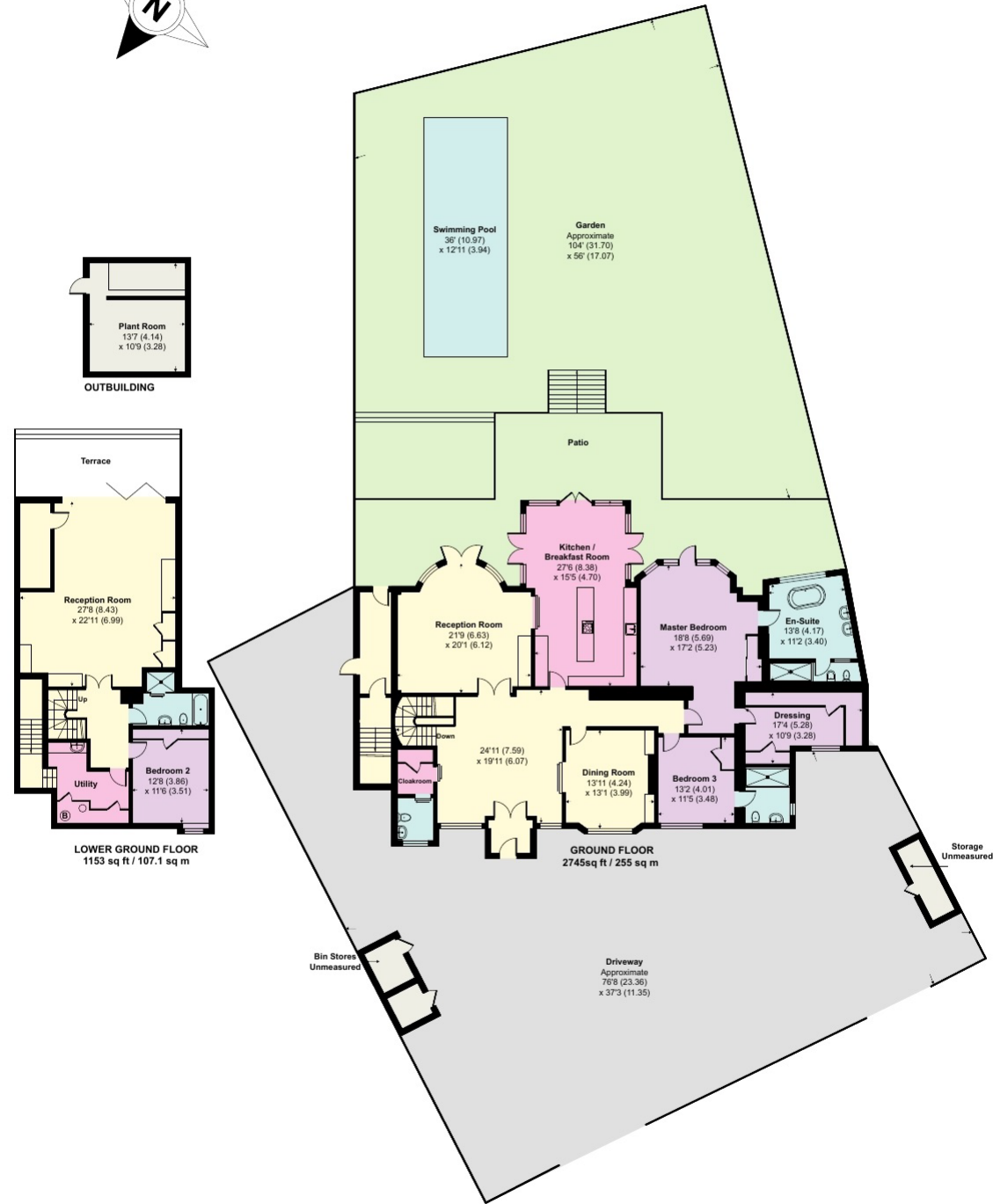
Redington Road, Hampstead, NW3

Approximate Area = 3934 sq ft / 365.4 sq m (excludes bin stores & storage)

Outbuilding = 234 sq ft / 21.7 sq m

Total = 4168 sq ft / 387.1 sq m

For identification only - Not to scale



TENURE: LEASEHOLD

COUNCIL TAX: G (CAMDEN)

EPC: D

ASKING PRICE: £6,500,000

JOINT SOLE SELLING AGENT

ASTON CHASE

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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.