



ST REGIS HEIGHTS

Firecrest Drive
Hampstead
NW3

Asking Price
£2,000,000

Sole Agent

A charming four bedroom duplex apartment (207 sq.m/2,233 sq.ft) set on the ground and first floor, within one of Hampstead's most secure and sought after gated developments. The property benefits from a spacious reception/dining room, separate kitchen/breakfast room, four large bedrooms, two bathrooms and a private terrace.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

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Subject To Contract

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Leasehold 959 Years

Service Charge: £11,700 P/A

Presented in good decorative condition with further benefits including a private terrace, front courtyard and access to residents parking as well as having the advantage of 2 designated parking spaces in the secure underground car park.

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

- Principal bedroom with walk-in wardrobe and en-suite bathroom
- 3 further bedrooms
- Family bathroom
- Reception room
- Dining area
- Kitchen/breakfast room

AMENITIES

- Private terrace
- Courtyard
- Porter
- Communal Gardens
- 2 secure underground parking spaces

COUNCIL TAX: H

EPC RATING: C



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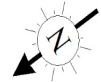
Approximate gross internal area

218.41 sq m / 2351 sq ft

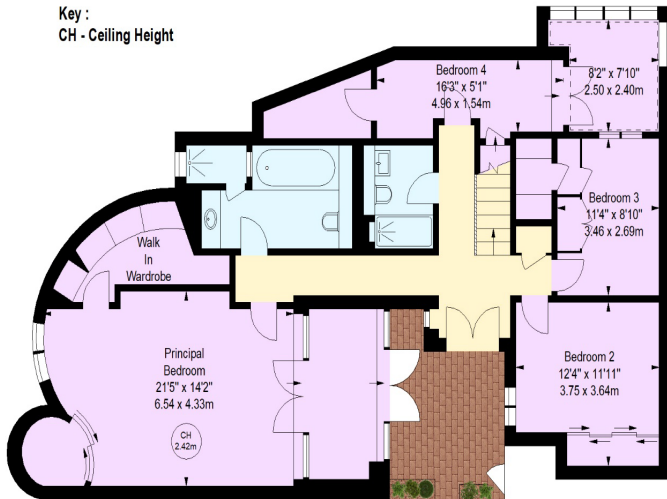
(Including Voids)

Voids

10.96 sq m / 118 sq ft



Key :
CH - Ceiling Height



Ground Floor



First Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.