

Gainsborough Gardens,
London



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Occupying the second and third floors of an impressive period residence in one of Hampstead Village's most desirable and sought-after locations is this beautifully presented apartment.

Featuring a bright south-facing open plan kitchen/reception room, principal bedroom with en suite bathroom and walk-in wardrobe, second bedroom with fitted wardrobes and easy access to family shower room.

Further benefits include access to a small private balcony, owned by the freeholder and available by separate arrangement, together with the use of the stunning communal gardens.

Gainsborough Gardens is a discreet and highly-regarded residential close, quietly positioned just off Well Walk, in the very heart of Hampstead Village. Developed in the late 19th and early 20th centuries as Hampstead evolved from a rural spa village into one of London's most desirable residential neighbourhoods, the close reflects the area's rich architectural heritage and longstanding reputation for attracting writers, artists and intellectuals drawn to the tranquillity of the Heath and the charm of village life.



Location

Named in honour of the celebrated 18th-century painter Thomas Gainsborough, Gainsborough Gardens remains one of NW3's most coveted addresses, admired for its handsome period homes, peaceful atmosphere and beautifully maintained communal gardens, offering residents a rare sense of privacy and timeless character moments from the heart of Hampstead. The vast open spaces of Hampstead Heath (0.2 miles) are close by, as are the excellent shops, cafés, restaurants and transport facilities of Hampstead High Street (Northern Line 0.4 miles).

Postcode region: NW3

General

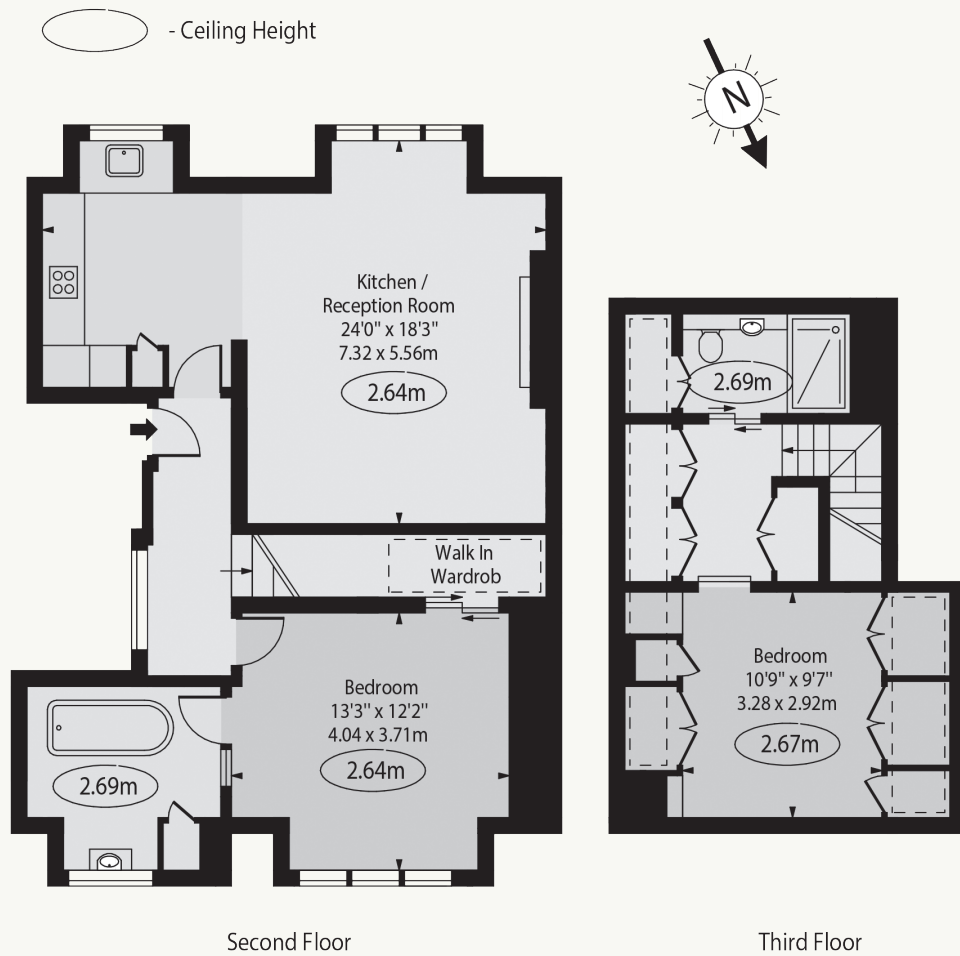
Tenure: Leasehold approximately 113 years, from and including 25 December 2015 to and including 24 December 2140
Local Authority: The Royal Borough of Camden
Council Tax: Band F
EPC Rating: E
Service Charge: 30% amount payable about £2,000 pa plus add hoc expenses
Ground Rent: Peppercorn
Parking: Residents parking
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,008 sq ft (93.64 sq m)
Private communal gardens
Principal bedroom suite
Second bedroom
Residents parking
Highly desirable location
Leasehold

Guide price £1,500,000



Gainsborough Gardens, NW3



Approx Gross Internal Area 882 Sq Ft - 81.94 Sq M

Approx Floor Area Including Restricted Heights 1008 Sq Ft - 93.64 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.54560

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