



## Netherhall Gardens | London | NW3

£850 Per Week |



**ADN**  
RESIDENTIAL

Experience contemporary living in this exceptional one bedroom apartment, situated on the second floor of a newly built, energy-efficient development in the heart of Hampstead Village. Designed and finished to an impeccable standard, this impressive home boasts a spacious private terrace, triple-glazed windows, and solar panels, achieving a B rating on its EPC.

Step inside to a welcoming entrance hall with ample built-in storage, leading to a generous open-plan reception area and a highly specified kitchen. The principal bedroom features built-in wardrobes and access to a generous private terrace —perfect for entertaining or relaxing outdoors.

Further highlights include stunning shower room, elegant wooden flooring throughout, access to beautifully maintained communal gardens, and the option for off-street parking by separate negotiation.

This is a rare opportunity to enjoy modern comfort and sustainability in one of London's most desirable locations with outstanding public transport links. (Hampstead - Northern Line 0.6m, Finchley Road - Jubilee & Metropolitan Lines 0.3m & Finchley Road & Frognal Overground 0.2m)

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- Energy Efficient New Build
  - Open Plan Kitchen/Reception Room
  - One Bedroom
  - Access to Communal Gardens
  - Terrace
  - Underfloor Heating
  - Shower Room
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Council Tax Band: New Build  
EPC: B

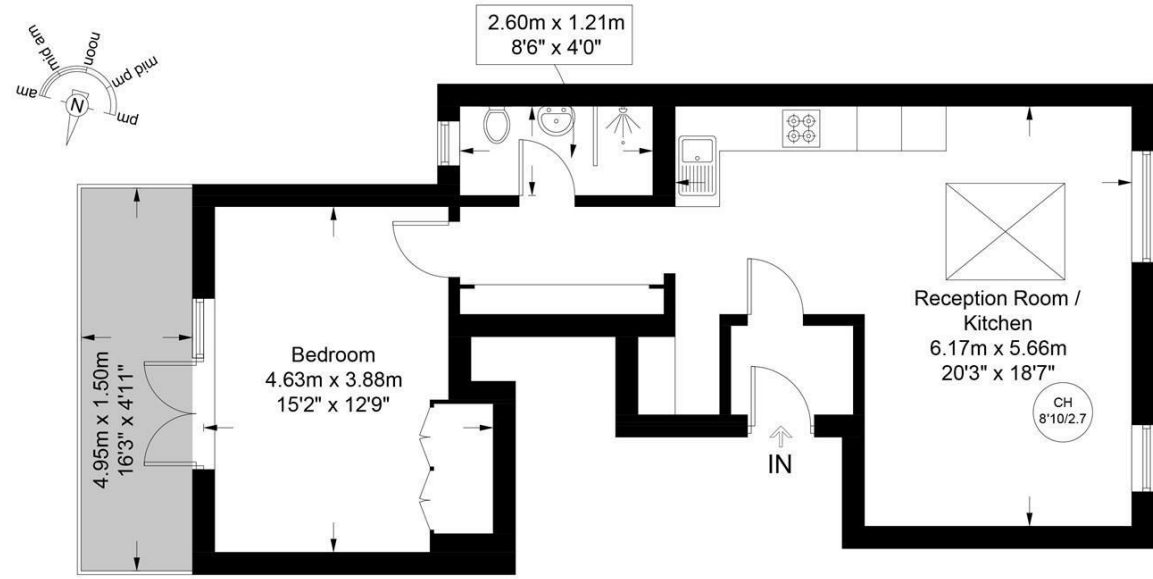






## Netherhall Gardens, NW3

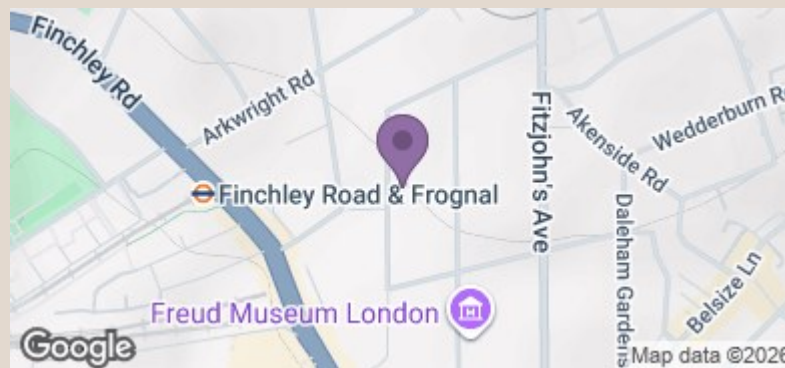
Approximate Gross Internal Area = 701 sq ft / 65.1 sq m



## Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155