



Netherhall Gardens | London | NW3

£1,325 Per Week |

 2  2  1  B

ADN
RESIDENTIAL

Experience contemporary living in this exceptional two double bedroom apartment, situated on the first 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, seamlessly opening onto the private terrace—perfect for entertaining or relaxing outdoors. The principal bedroom features built-in wardrobes and a sleek en-suite shower room, while the second double bedroom also offers built-in storage and is served by a stylish family bathroom.

Further highlights include 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 |
| • 2 Double Bedrooms | • 2 Bathrooms |
| • Terrace | • Direct Access to Communal Gardens |
| • Wooden Flooring | • Underfloor Heating |
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Council Tax Band: New Build
EPC: B

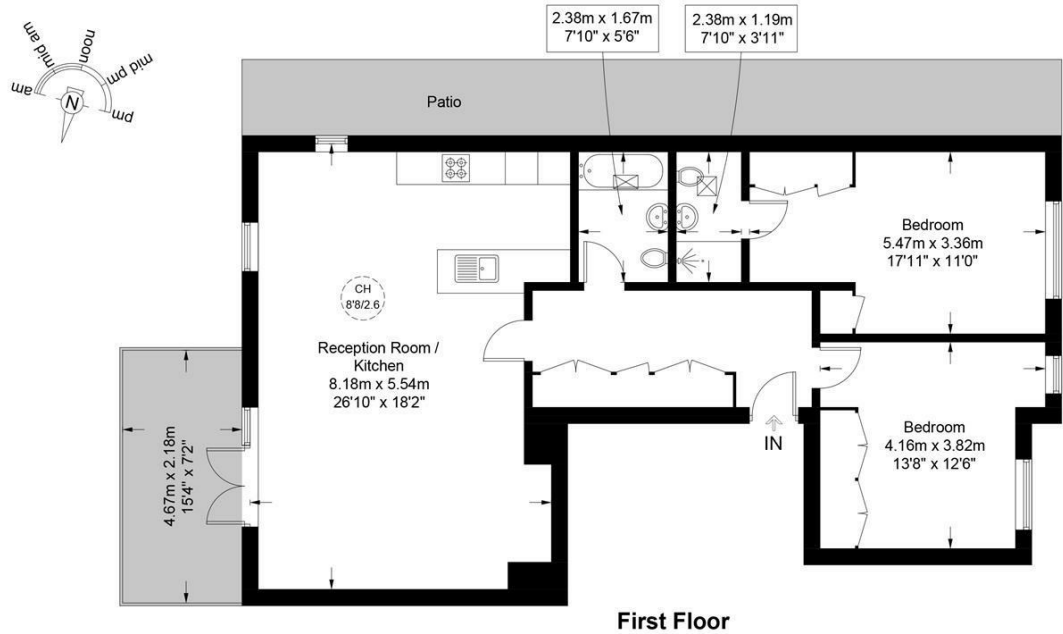




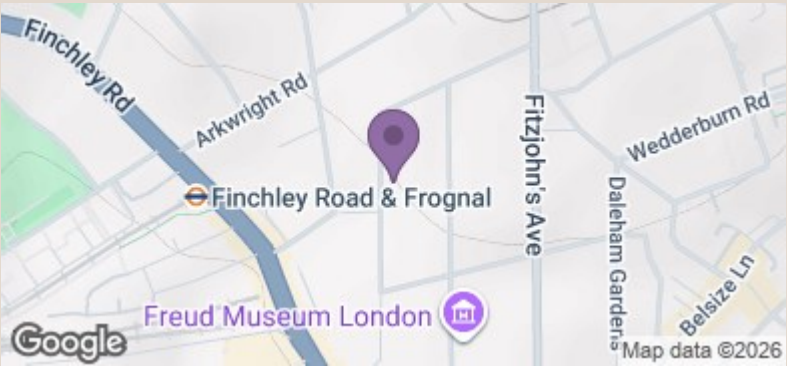


Netherhall Gardens, NW3

Approximate Gross Internal Area = 1102 sq ft / 102.4 sq m



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		88	88	
(81-91) B				
(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