



Kidderpore Avenue | London | NW3

£2,500 Per Week (Plus Fees)

 3  3  1  B

ADN
RESIDENTIAL

An exceptional three-bedroom maisonette (2,316 sq ft / 215 sq m) with a spectacular private garden and allocated underground parking, occupying the ground and lower ground floors of a meticulously restored Arts & Crafts residence within an exclusive new development.

Finished to the highest specification throughout, the home offers an impressive reception room and a stylish study, complemented by a bespoke designer kitchen with a full suite of integrated appliances - ideal for both daily living and elegant entertaining. A guest cloakroom completes the principal living level.

The generous principal suite boasts an elegant en-suite bathroom, while two further bedrooms -including one with its own en-suite shower room -provide flexible family or guest accommodation. A beautifully appointed family bathroom serves the remaining spaces.

A true standout feature is the stunning 32-ft private garden, providing an exceptional outdoor sanctuary for relaxing and al fresco dining.

Premium comfort is assured with underfloor heating throughout, independent comfort cooling in principal rooms, and an integrated audio system. The property also benefits from secure allocated off-street parking.

Set in the heart of Kidderpore Green, the location is remarkably convenient - approximately 0.9 miles from both Hampstead Village and the O2 Centre at Finchley Road - offering superb access to boutique shopping, acclaimed restaurants, transport links and lifestyle amenities.

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- Reception Room
 - Study
 - Family Bathroom
 - Utility Room
 - Private Garden & Landscaped Communal Garden
 - Kitchen/Dining Room
 - 3 Bedrooms
 - En-Suite Bathroom & En-Suite Shower Room
 - Concierge
 - Secure Allocated Off Street Parking
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Deposit: £15,000
£2,500 Per Week (Plus Fees)
Unfurnished
Council Tax Band: G
EPC: B





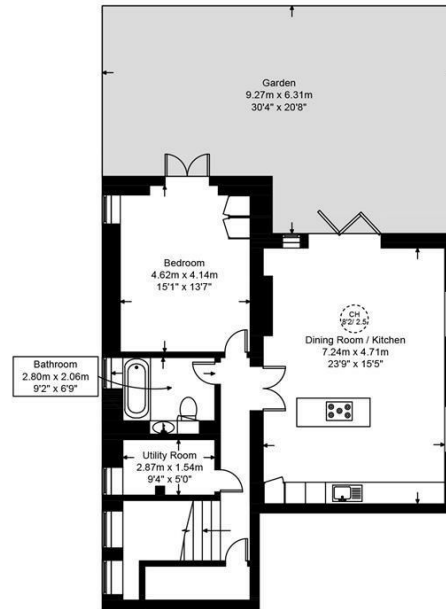
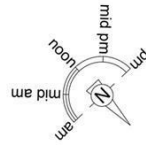




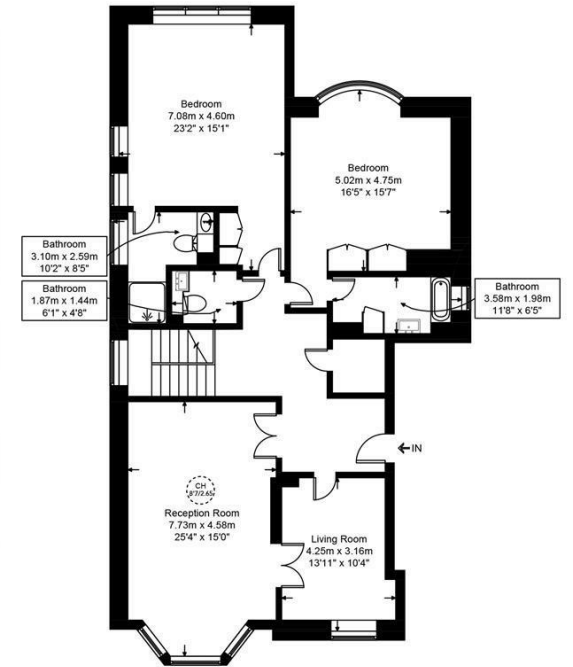


Kidderpore Avenue, NW3

Approximate Gross Internal Area = 2331 sq ft / 216.5 sq m



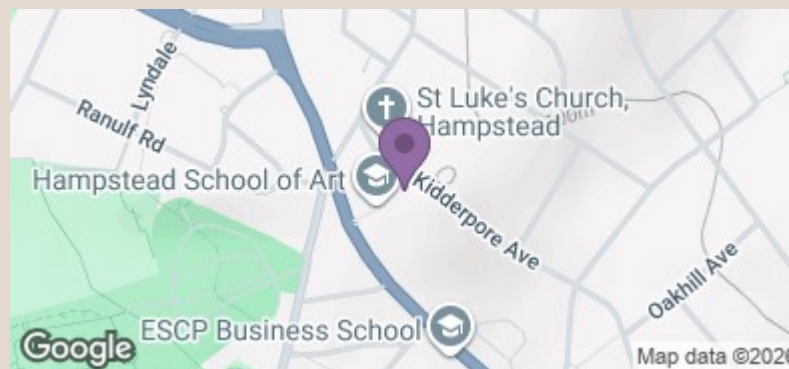
Lower Ground Floor



Ground 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	83	83
(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	

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