



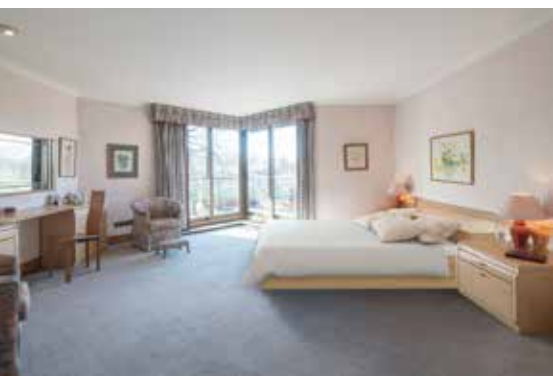
HEATH PARK GARDENS | TEMPLEWOOD AVENUE | HAMPSTEAD | NW3



ON THE MARKET FOR THE FIRST TIME IN 25 YEARS, A HIGHLY SOUGHT AFTER APARTMENT WITHIN THIS EXCLUSIVE GATED DEVELOPMENT CONSISTING OF ONLY 13 PROPERTIES AND WITH 24 HOUR CONCIERGE, IT STANDS ON A PROMINENT CORNER WITH SPECTACULAR WRAP AROUND VIEWS OVER HAMPSTEAD HEATH.







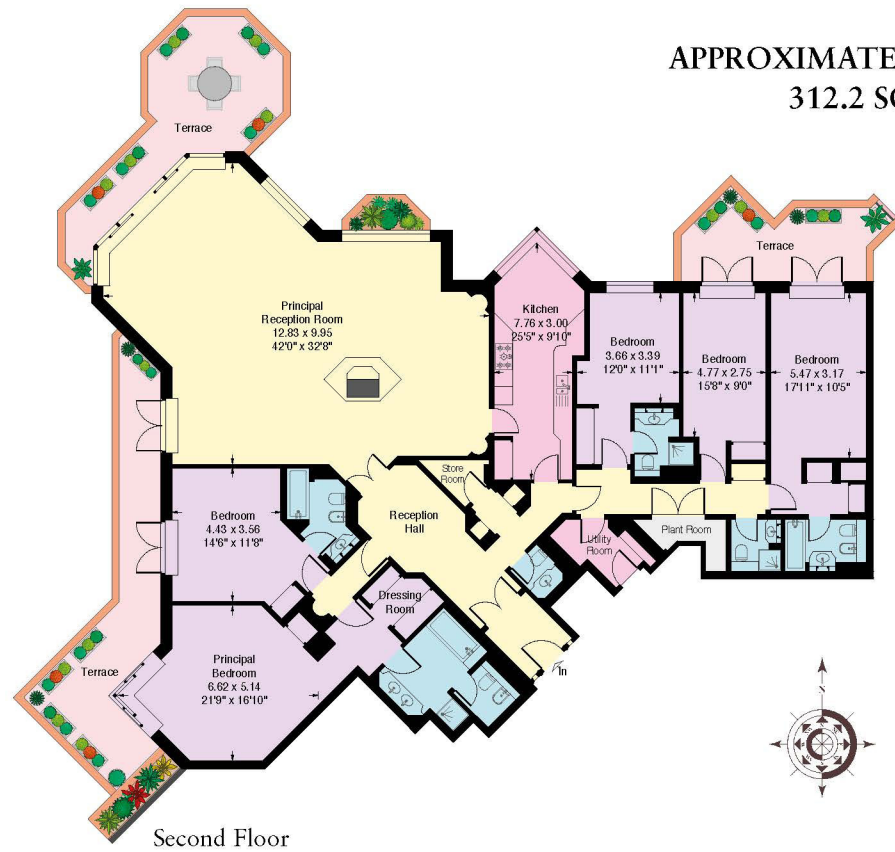
The property extends to approximately 3,360 sq ft (312.2 sq m) and features a spectacular reception room in excess of 1,200 sq ft and three terraces totalling 734 sq ft (68.28m).

#### ACCOMMODATION

Master Bedroom With En Suite Dressing Room & Bathroom | 4 Further Bedrooms | 2 Further En Suite Bathrooms | 2 Shower Rooms (1 En Suite) | 42ft x 32ft 8in Reception Room | Kitchen | Utility Room | Reception Hall | Guest Cloakroom | 734 Sq Ft of Terraces | Communal Gardens | Underground Parking | 24 Hour Porter | Leisure Centre (incorporating heated swimming, sauna and gym)

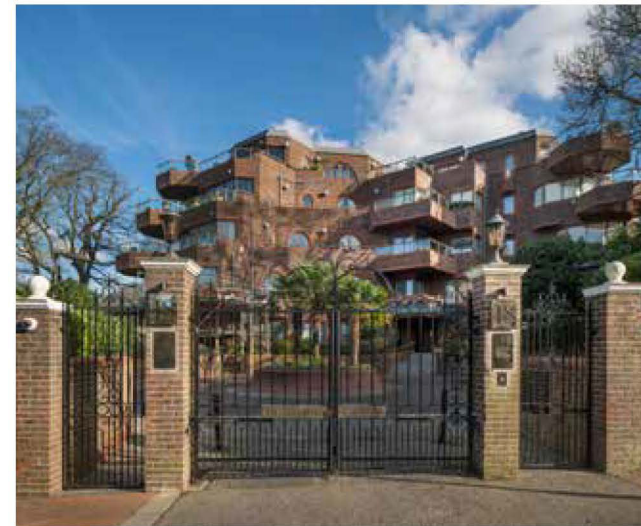






**TERMS**

Tenure 999 years from 01/01/1988  
Asking Price £3,950,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	85
(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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Brochure and Photography by **capital group** 020 8671 5448

**B&R**

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