

Pond Street
London, NW3

WAYNE & SILVER



The Property

An exceptional penthouse apartment of 1336 sq ft/124 sq m, set on the 7th floor (with lift), of this sought after portered modern block. The property benefits from a wonderful dual aspect reception room with private terrace and superb far reaching views towards Hampstead Heath and Central London.

The accommodation comprises, two double bedrooms, two en-suite bathrooms, guest WC, utility room and 2 secure underground parking spaces.

The Panoramic is located in the bustling South End Green which offers a superb array of cafés, shopping facilities, Hampstead Heath over-ground Station and just a short walk to the ever popular Hampstead Heath.

* Disclaimer: The photos of the property are real, however some of the furniture and furnishing items have been computer generated (at actual scale) for illustration purposes only. *

Leasehold title of 105 years remaining 125 years (less 3 days) from 1 January 2005.

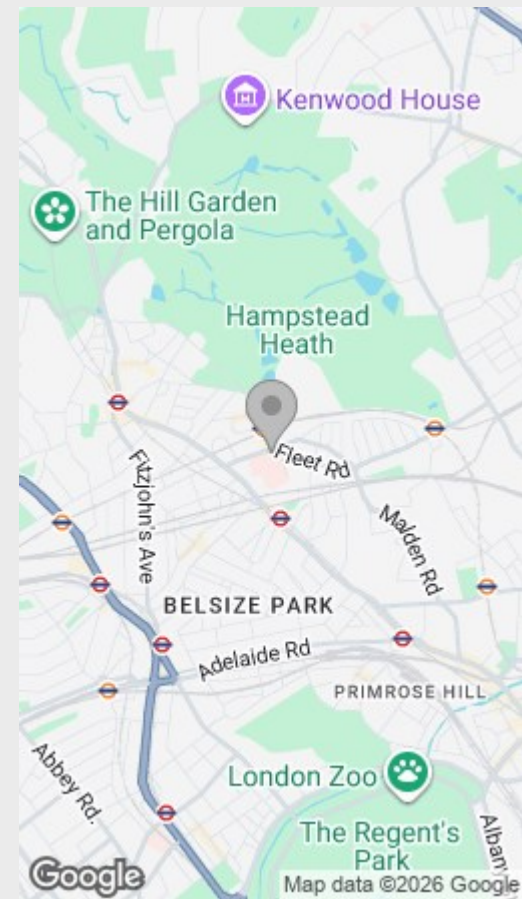
Key Features

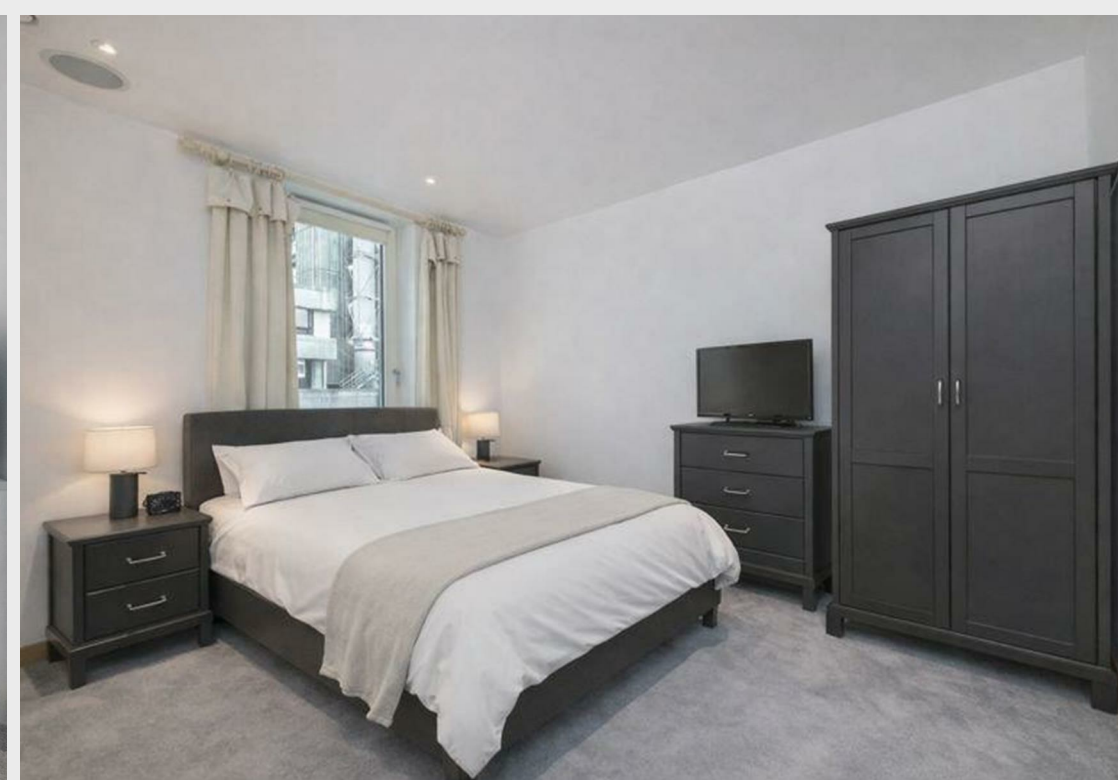
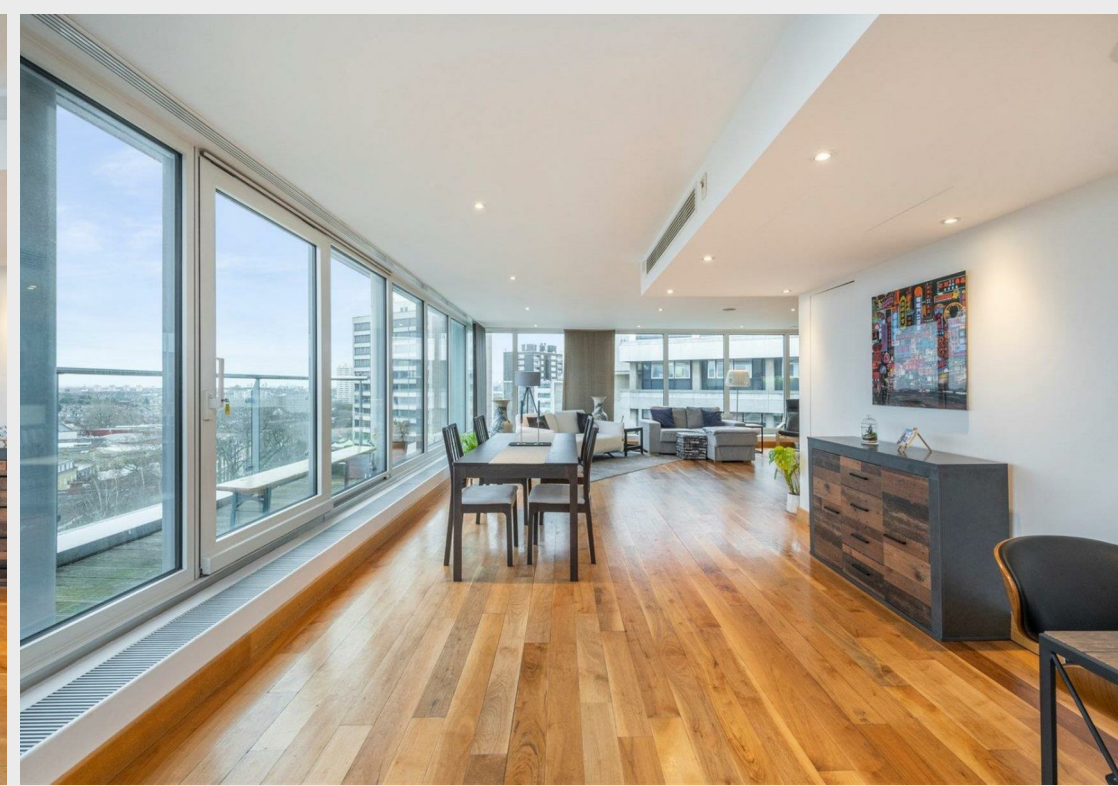
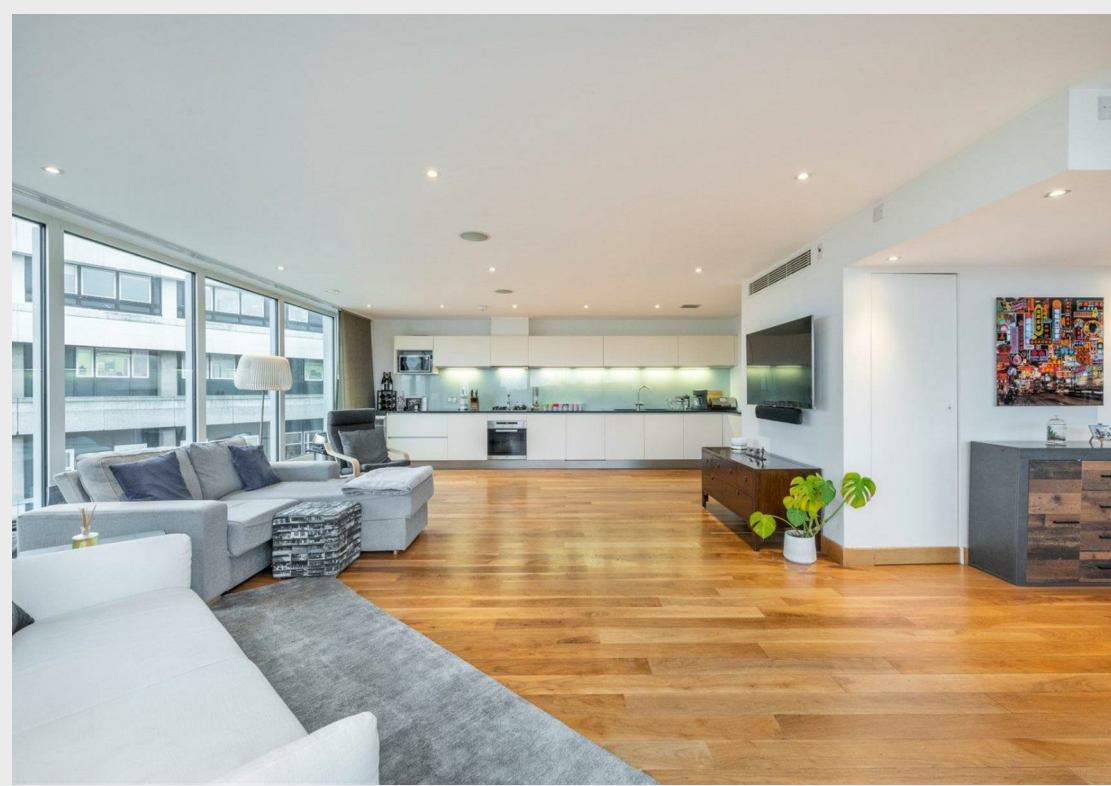
- Panoramic views
- Two double bedrooms
- Dual aspect reception room
- Private terraces
- Desirable location
- 2 underground parking spaces





Location





WAYNE
& SILVER

Pond Street

ASKING PRICE

£1,750,000

BEDROOMS

2

BATHROOMS

2

INTERNAL

1336.00 sq ft

EPC

C

LOCAL COUNCIL

Camden

TAX BAND

C

TENURE

Leasehold

YEARS REMAINING

105



Floorplan & EPC

ASKING PRICE

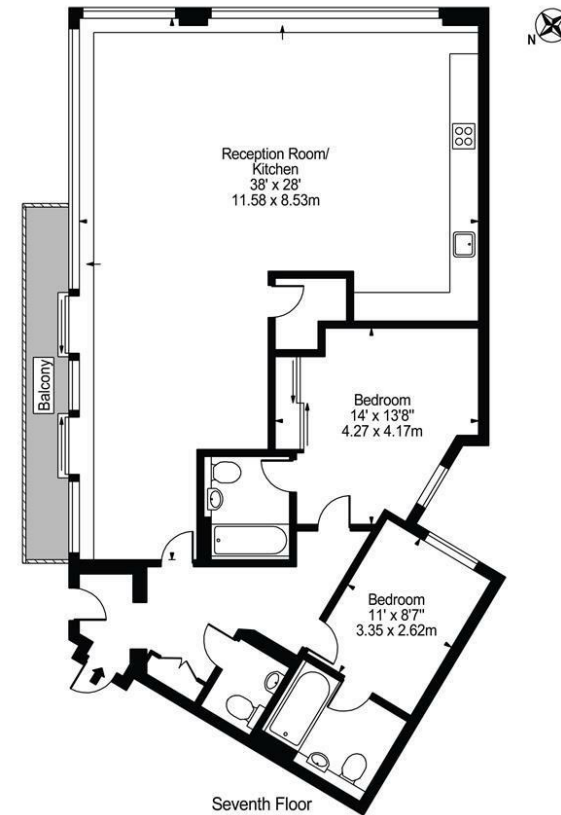
£1,750,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**

Pond Street, NW3
Approx. Gross Internal Area 1336 Sq Ft - 124.12 Sq M



Seventh Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

WAYNE & SILVER

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We would be delighted to tell you more
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