



TK International  
020 7794 8700  
www.t-k.co.uk

Residential Sales  
Residential Lettings  
Property Management

Sales Office:  
9 Heath Street  
Hampstead  
London NW3 6TP  
E: sales@t-k.co.uk

Lettings Office:  
16-18 Heath Street  
Hampstead  
London NW3 6TE  
E: lettings@t-k.co.uk

@ tk.international  
in TK International  
f TK International

1998 > 2023 Celebrating 25 years of trusted service.

TK 25



## **Netherhall Gardens Hampstead NW3**

A rare opportunity to acquire this detached two bedroom house, positioned in one of Hampstead's most desirable tree-lined roads and within a short walk to Hampstead Village and its shops, cafes, restaurants and underground station (Northern Line), as well as the wide choice of amenities on Finchley Road (Metropolitan & Jubilee Lines).

The current accommodation (circa 1,500 sqft) is arranged as a reception room with balcony, kitchen/breakfast room, two bedrooms and bathroom on the first floor and three double depth lock-up garages on the ground floor.

The owner has obtained pre-application approval from Camden Council to create a brand new four bedroom house of approximately 3,350sqft (312sqm), thus providing the new owner the option to build a home to their individual requirements.

In the interim the property generates respectable income (circa £61,000 in 2023) derived from the rental of the garages and flat rental on the first floor.

**NOTE: THE PHOTOS DEPICTED ARE COMPUTER GENERATED IMAGES TO PROVIDE A GUIDE AS TO THE POTENTIAL NEW HOUSE. PROPOSED DRAWINGS AVAILABLE ON REQUEST.**

**£2,500,000**

**SOLE AGENT**

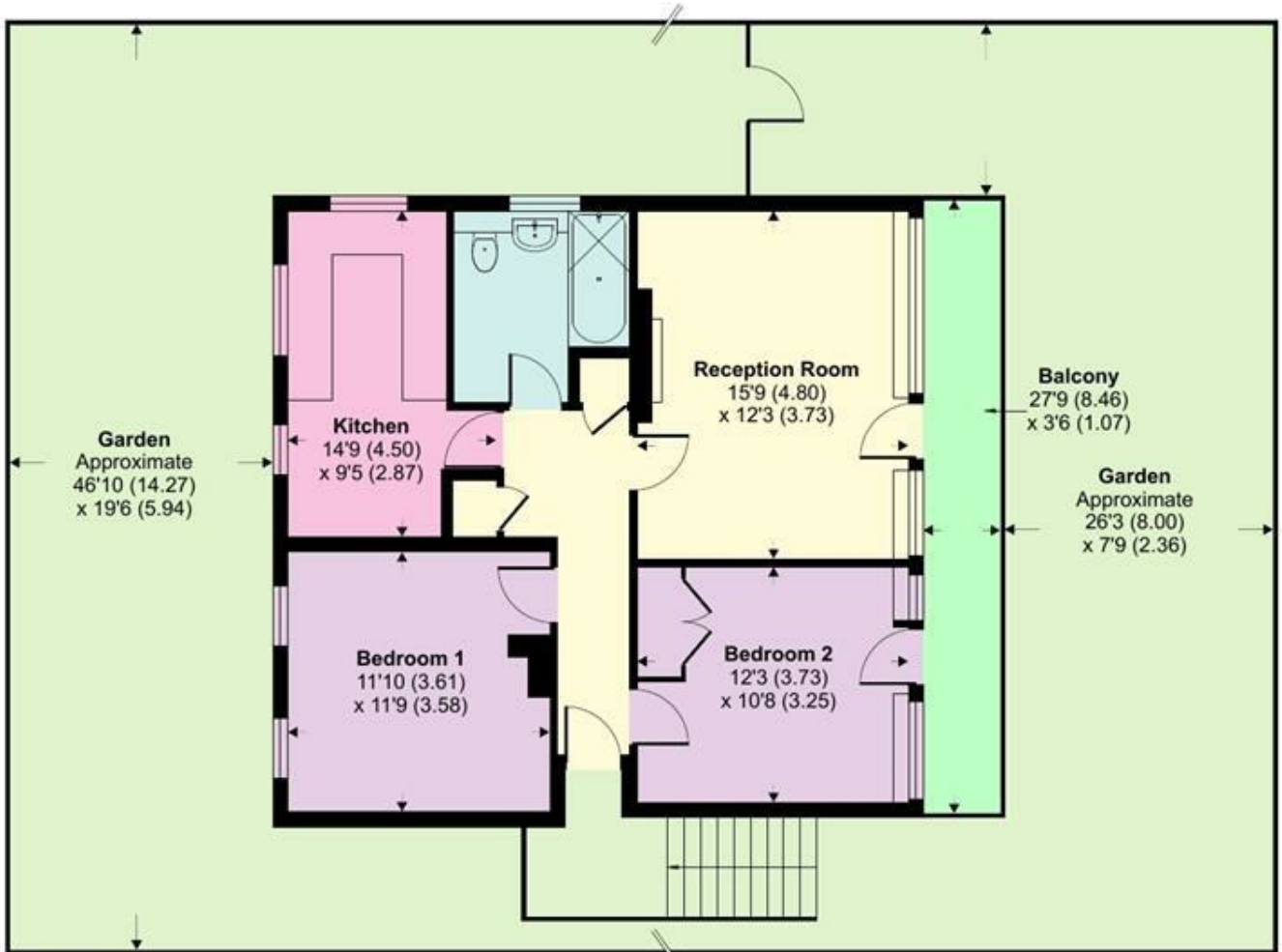
**Freehold**



# Netherhall Gardens, London, NW3

Approximate Area = 749 sq ft / 69.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for TK (Hampstead) Ltd. REF: 1000445