



Hampstead Reach, 81 Chandos Way, London NW11 7JH

This spectacular two bedroom flat located on the 1st floor in the highly demanded Hampstead Reach Development, a gated community, is filled with modern amenities and green spaces. Measuring at 105.1 SQM the apartments features include LED lighting with coffered ceilings, underfloor heating, comfort cooling, modern appliances including Grohe and Miele and fitted wardrobes throughout. The Master bedroom suite offers a separate dressing area with newly developed internal specifications and finishes. Washer/Dryer included along with all modern kitchen appliances. Further benefits include 12 hour hotel-style concierge. Golders Green Tube station and the Northern line are merely an 8-minute walk from the development. Reach central London in under 20 minutes. Also within walking distance from the development is London's largest ancient parkland, Hampstead Heath just a 15-minute stroll away. Even closer to home is the Hampstead Heath Extension, only a 5-minute walk. Hampstead Reach is also well-situated for access to major international airports. By car, you can reach Heathrow in 40 minutes, Stansted in 54 minutes and Luton in just 34 minutes. To the west is Hendon Way, which will connect you easily to the M1 should you want to leave London for a weekend getaway.

2 Bedrooms : Bathroom : En Suite Shower Room : Reception Room : Kitchen : Underground
Parking : Communal Gardens : 12 Hour Hotel-style Concierge : EPC Rating TBC

Subject To Contract

Leasehold



Terms and Conditions

Tenure: Leasehold

Service Charges: £5,219.84

Ground Rent: £1000.00

Disclaimer

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The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.

2 bedroom, First floor

Living/Dining/Kitchen
24'0" x 20'4" (7310 x 6194mm)

Bedroom 1 (incl Dressing)
16'5" x 11'3" (5015 x 3430mm)

En Suite
7'10" x 5'3" (2380 x 1605mm)

Bedroom 2
12'8" x 9'10" (3865 x 3000mm)

Bathroom
7'10" x 7'2" (2380 x 2182mm)

Total Area
1131 sq ft (105.1 sq m)

