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## Pond Street Hampstead NW3

Arranged over the top two floors of an elegant and meticulously refurbished building, this beautifully presented duplex apartment combines abundant natural light with period charm and features an impressive private roof terrace and gated off street parking, located just moments from the open green expanses of Hampstead Heath and within easy walking distance of Hampstead Village, Belsize Park and South End Green.

The roof terrace is directly accessible from the spacious reception room, and provides a highly desirable outdoor retreat, boasting far reaching views towards Hampstead Heath, perfect for entertaining or quiet relaxation.

The flexible accommodation provides two generous bedrooms with the option of a third bedroom, study or sitting room, a luxurious ensuite and an exceptionally spacious open plan kitchen/breakfast room.

Pond Street is superbly positioned between Rosslyn Hill and South End Green, placing residents within immediate reach of Hampstead's vibrant village atmosphere, boutique shops, cafés, and renowned restaurants. For commuters, excellent transport links are close by, with Hampstead Heath railway station just a short walk away, alongside Northern Line connections at Belsize Park and Hampstead stations, providing swift access to the West End, the City, and beyond. Multiple bus routes also serve the immediate area.

**£1,650,000**

**SOLE AGENT**

**Share of Freehold**

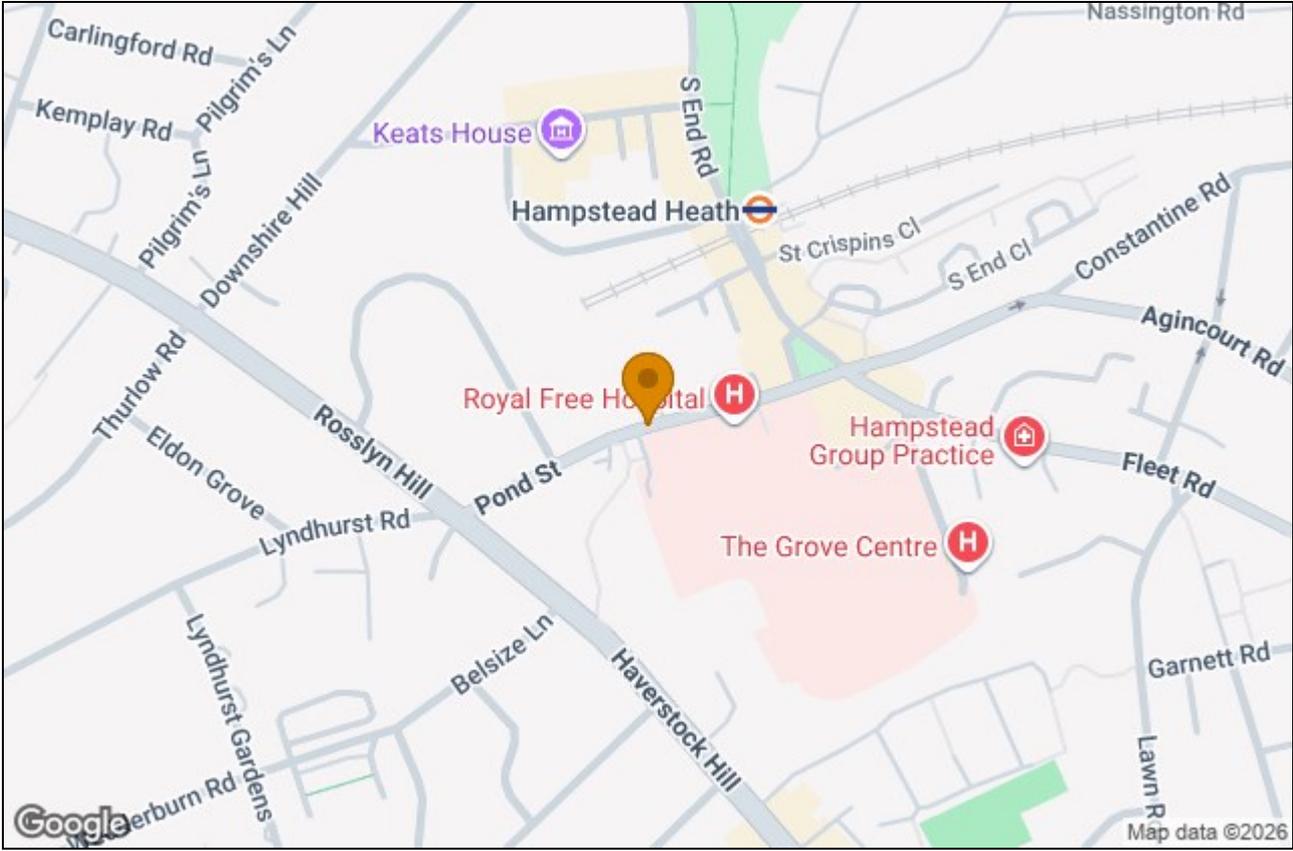








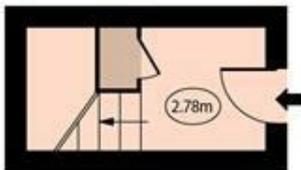
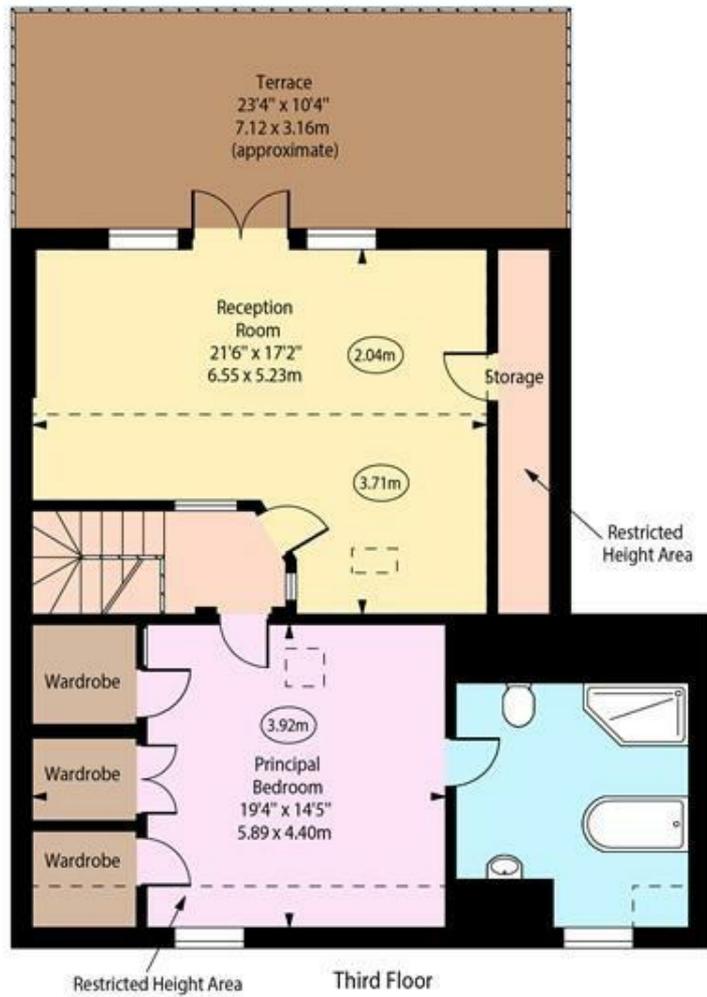




Pond Street, NW3



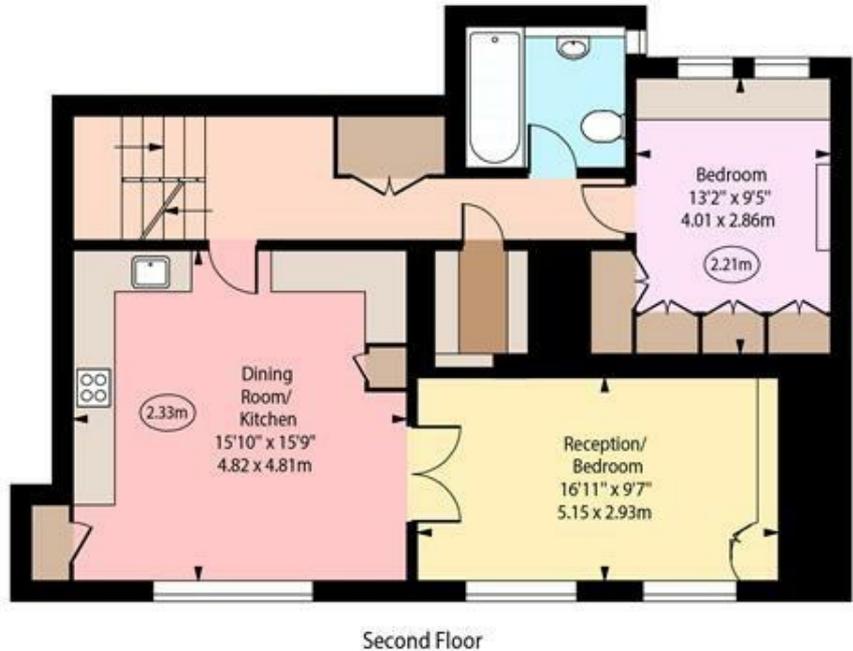
○ - Ceiling Height



First Floor



Ground Floor



Approx Gross Internal Area 1470 Sq Ft - 137.03 Sq M

Approx. Floor Area Including Restricted Heights 1755 Sq Ft - 163.50 Sq M  
 (Excluding Parking)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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