



Spaniards Park, Columbas Drive, London, NW3

Guide Price: £4,200,000

Leasehold

Spaniards Park, Columbas Drive, London, NW3

We are delighted to offer an impressive 3 bedroom apartment (2292 sqft/213 sqm) situated on the second floor of this extremely popular purpose built block on Hampstead Heath. The well-planned accommodation includes three reception rooms all leading onto the large terrace with magnificent views over the communal gardens. The block benefits from 24-hour portorage and there is secure underground parking for 2 cars.

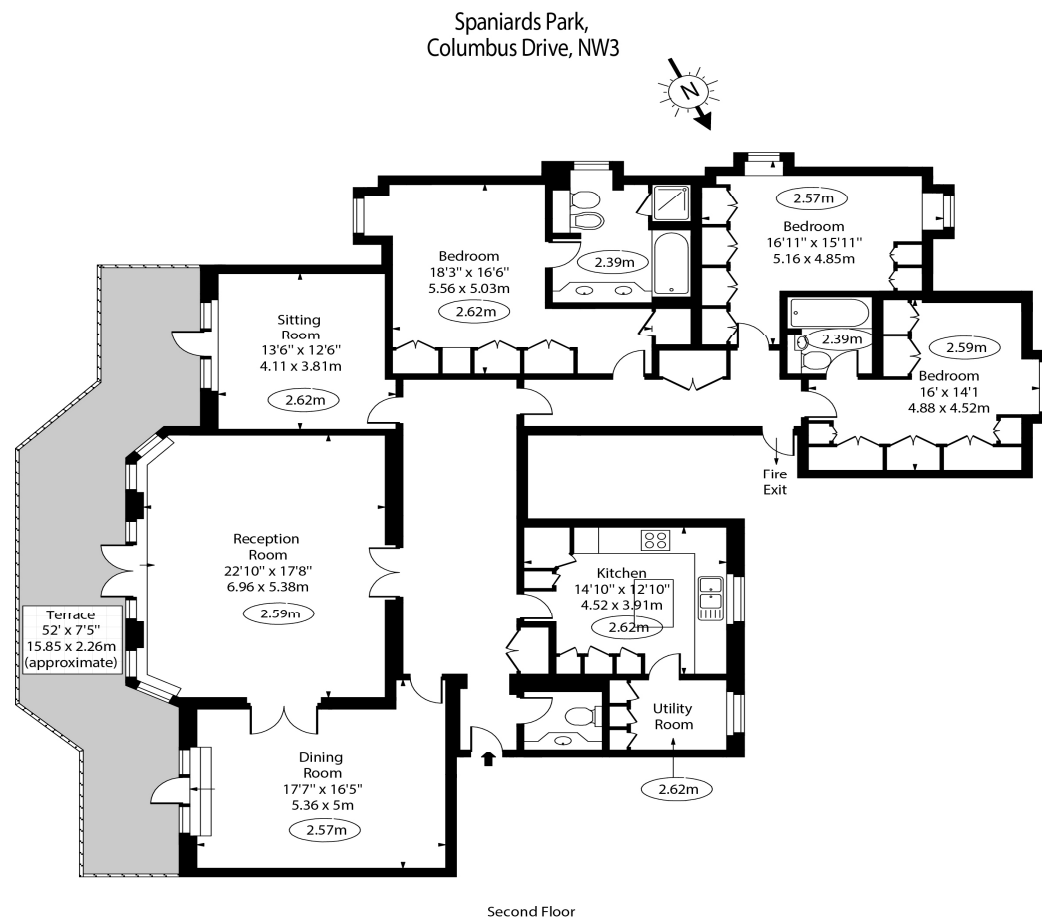
Columbas Drive is an exclusive development of 14 luxury apartments, approached by a private drive and enjoying a commanding position which overlooks 3.75 acres of landscaped communal grounds, Hampstead Heath and beyond towards the West End and The City of London. Communal areas, security services and leisure facilities are of the highest standards. The property situated just off Spaniards Road, which runs from Hampstead Village via Heath Street to the south west, to Hampstead Lane and Highgate Village to the north, past the historic Spaniards Inn. The important Kenwood House is nearby, as are both Hampstead and Highgate golf courses.

Local Authority: Camden

Council Tax Band: H

Service Charge (per annum): £30,808.40 the service charge includes a Reserve Fund contribution of circa £4800 per annum

- Drawing Room
- Dining Room
- Family Room
- Kitchen
- Principal Bedroom with En Suite Bathroom
- 2 Further Bedrooms
- Further Bathroom
- Utility Room
- Large Terrace
- Gym
- Swimming Pool
- Porterage
- Secure Underground Parking for 2 Cars



Approx Gross Internal Area 2292 Sq Ft - 212.93 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.51218

This floor plan should be used as a general outline for guidance only. 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.





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 