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Cholmley Gardens, West Hampstead, London, NW6

Offers In Excess Of £1,100,000



A rare opportunity to acquire a substantial lateral apartment in one of West Hampstead's most sought-after mansion blocks, close to 1600 sq ft of beautifully proportioned living space.

Set on the third floor, the property is arranged with a practical and flexible family layout. Accommodation comprises four bedrooms, two generous reception rooms, a kitchen/diner, and two family bathrooms. The apartment further benefits from two private balconies at opposing ends, bespoke storage solutions, and exceptional natural light, including a south-facing outlook across the landscaped communal gardens.

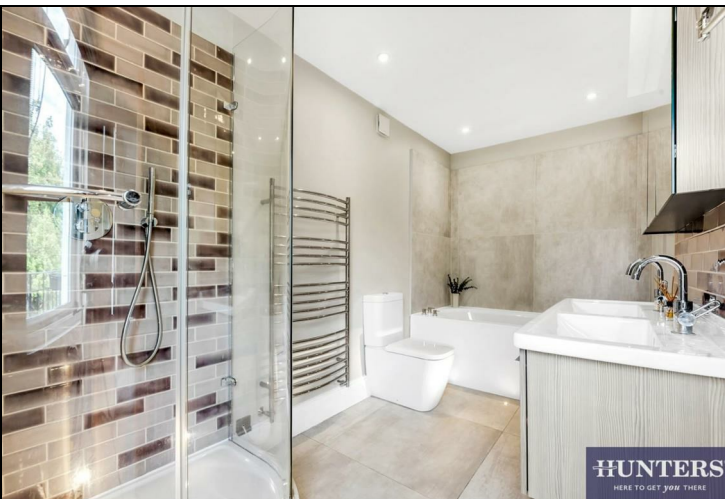
Cholmley Gardens provides superb residents' facilities, including two full-sized tennis courts, a children's play area, barbecue and outdoor dining area, and a landscaped picnic lawn.

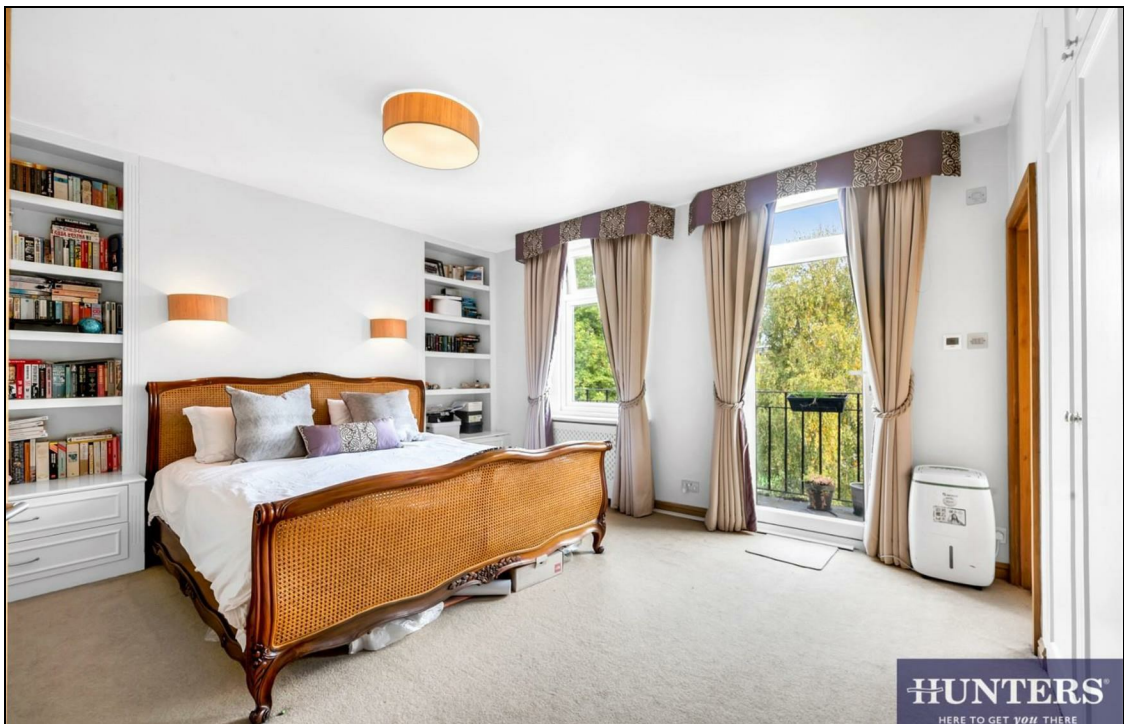
The apartment is just a short walk from West Hampstead's Underground (Jubilee), Overground, and Thameslink stations, as well as the vibrant shops, cafés, and restaurants of West End Lane and Mill Lane. Hampstead Heath lies within a mile, with excellent local schools close by, making this a fantastic choice for both families and professionals alike.

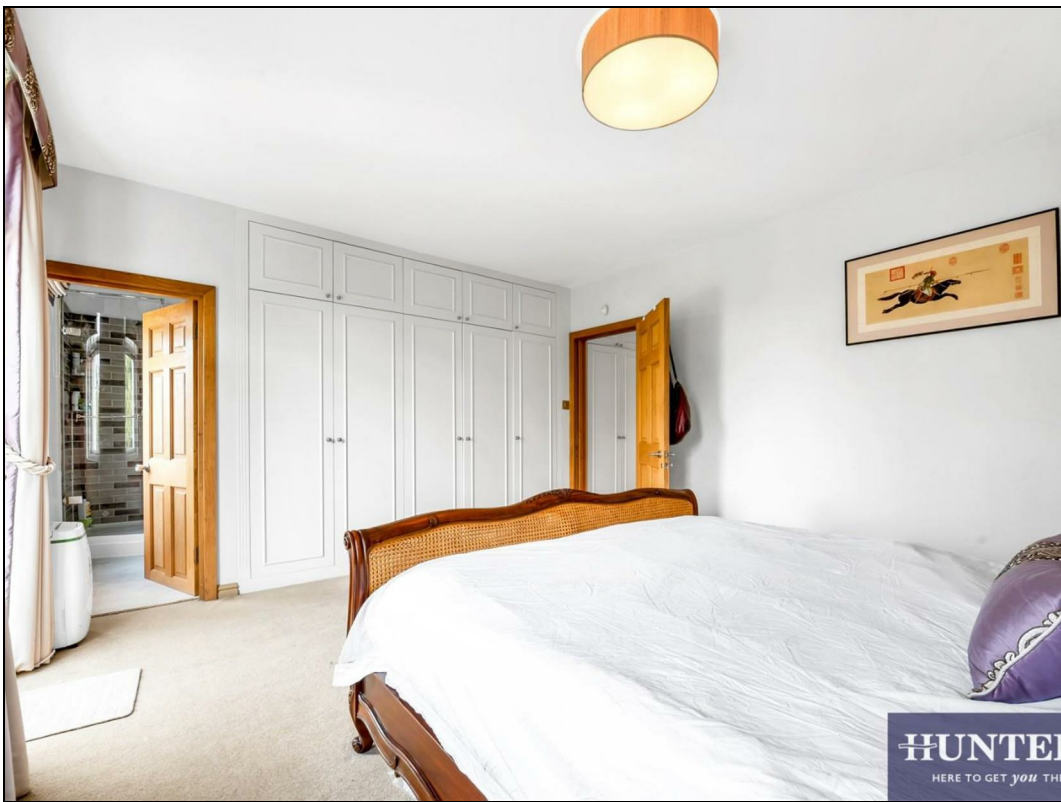


KEY FEATURES

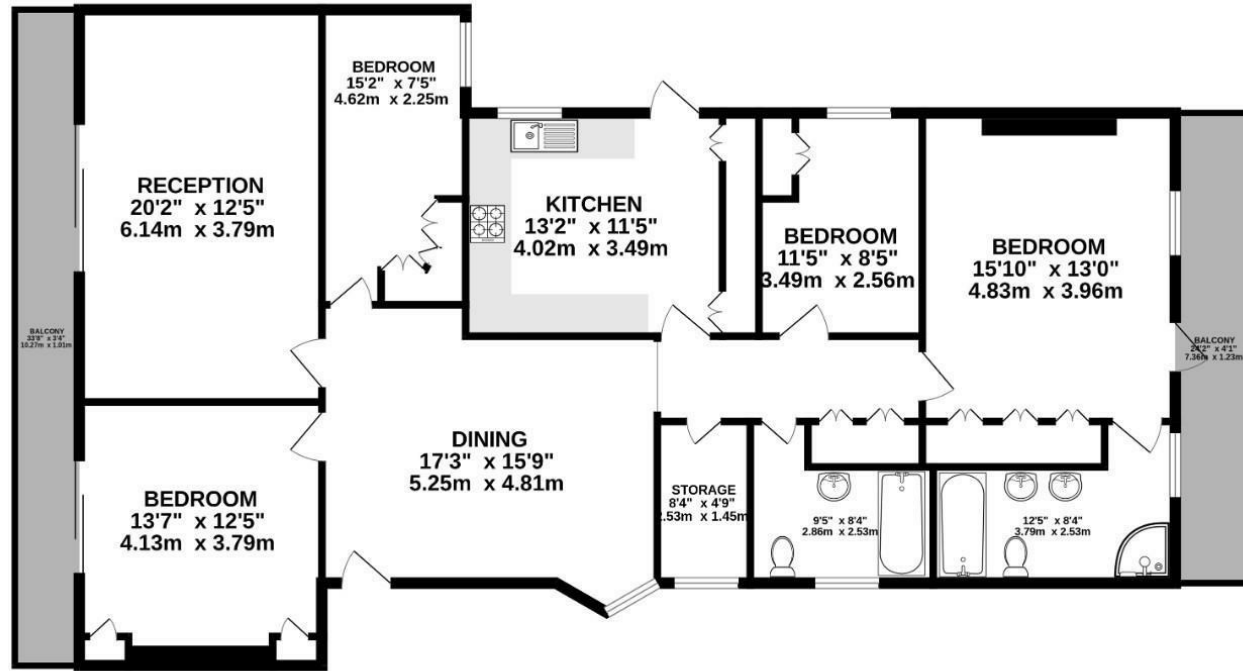
- Four Bedroom Mansion Block Apartment
- Close to 1,600 sq.ft. of internal living space
 - Two balconies
- Residents' tennis courts and communal gardens
- Communal heating and hot water
- Close proximity to West Hampstead amenities
 - Sold chain-free
 - Share of freehold





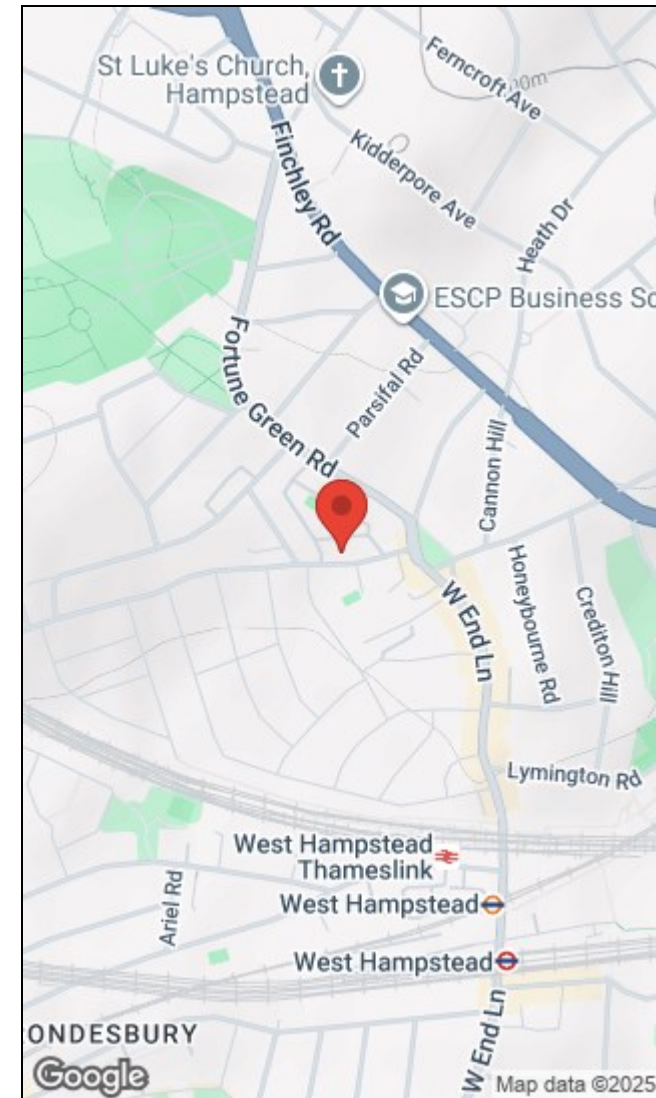


THIRD FLOOR 1593 sq.ft. (148.0 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



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