



Flat 26, Kingsgate House 2-8

Kingsgate Place, London

Spacious 2-bed loft apartment with high ceilings, en-suite, open-plan living, lift access, communal gardens, pet-friendly, great transport links, and heating included. Prime West Hampstead location. Council Tax band: D

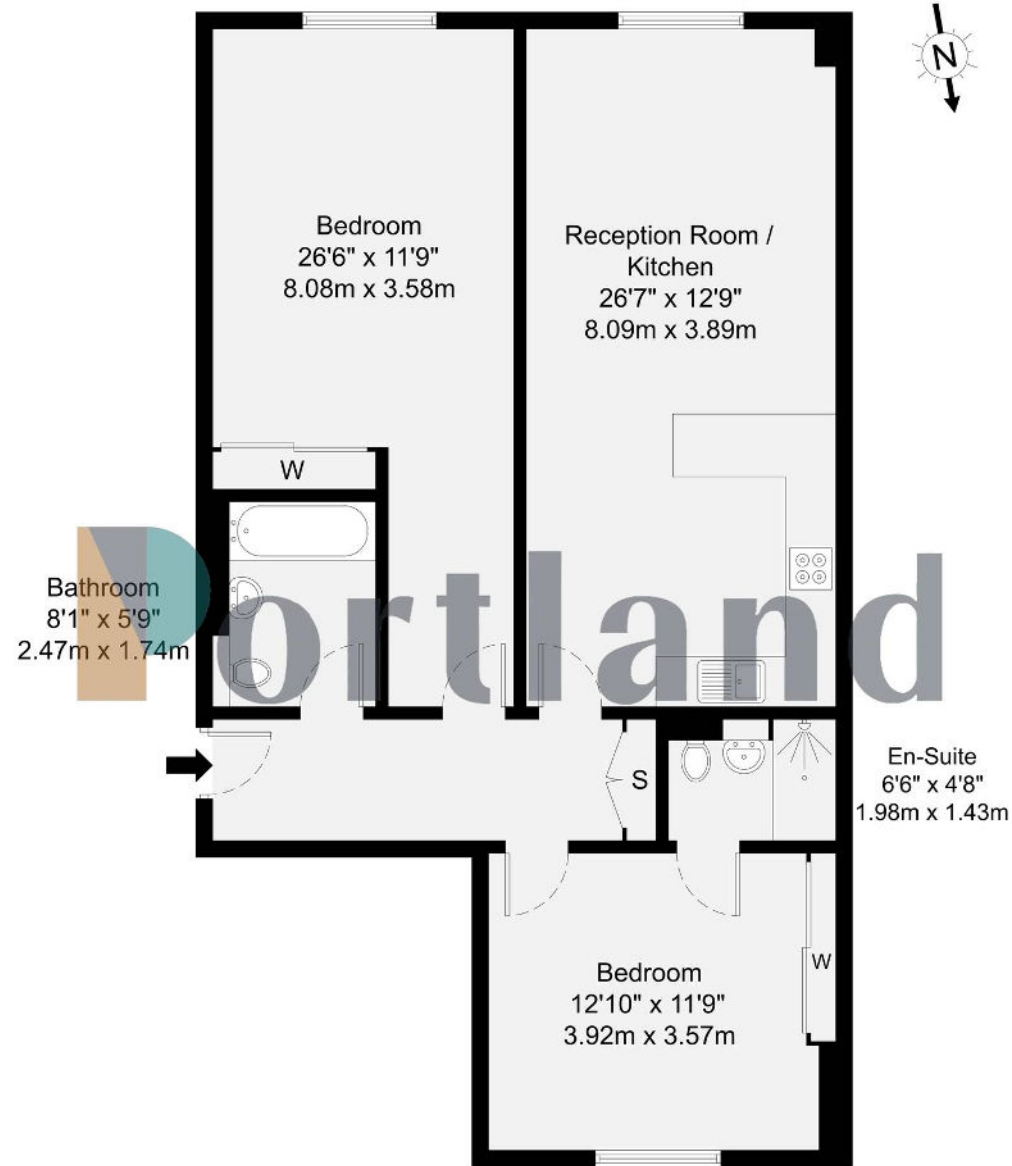
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Stylish loft-style apartment with high ceilings and excellent natural light throughout
- Substantial 977 sq ft of beautifully presented accommodation
- Impressive 26.5ft open-plan kitchen/dining/reception room
- Two exceptionally generous double bedrooms, including a principal bedroom with en-suite
- Family bathroom and excellent storage throughout with fitted wardrobes to both bedrooms
- Second floor apartment with lift access to all floors
- Access to attractive communal courtyard gardens and a rooftop terrace
- Heating and hot water included within the service charge, contributing to low running costs
- Quiet position within a sought-after, pet-friendly development on a cobbled road
- Superb transport links with Kilburn Underground Station approximately 0.4 miles and West Hampstead Underground Station approximately





Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
90.8 sq m / 977 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.1 sq m / 22 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Important Notice: These particulars are provided in good faith for guidance only and do not form part of any offer or contract. Services, appliances and fittings have not been tested. All measurements, plans and distances are approximate.

