



**20 Imperial Towers, Netherhall Gardens, NW3 5RT**

£900,000

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

An extremely bright Two double bedroom, Two bathroom apartment set on the fourth floor of this modern purpose-built block served by a lift and a daytime porter.

The apartment benefits from a Modern Fitted Open Plan Kitchen, 23" Reception Room with doors opening onto a balcony which affords wonderful panoramic views, additional benefits include a Garage, communal Gardens and a share of freehold.

Imperial Towers is extremely well located for local transport links with Finchley Road ( Jubilee & Metropolitan Line) 0.3 miles away, Finchley Road Overground 0.2 miles and Hampstead Underground station 0.6 miles away in addition to all of the local amenities, cafés, boutique shops and restaurants along Hampstead High Street.


Sole Agent

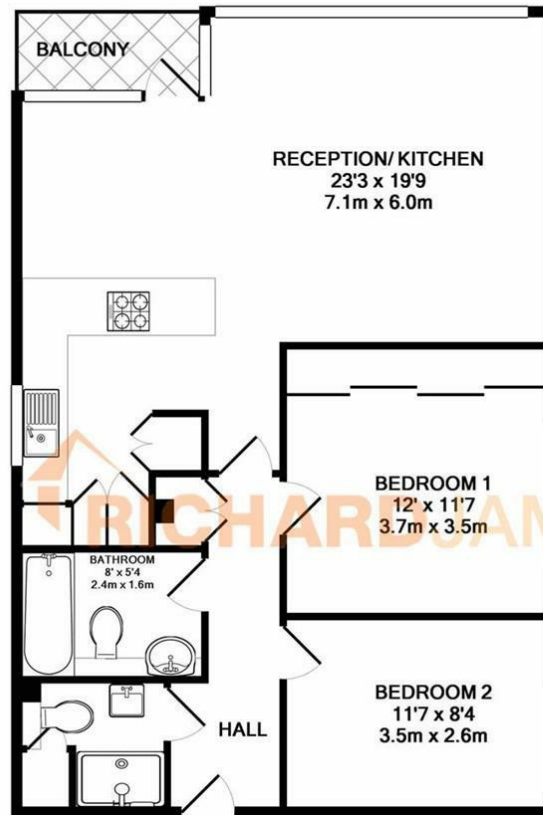
## Key Features



## Important Information

- **Price:** £900,000
- **Tenure:** Share of Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Hampstead

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



4TH FLOOR

IMPERIAL TOWERS NW3  
TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited. Made with Metropix ©2019

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

**richard james**

ESTATE AGENTS

T 020 8959 9191  
E enquiries@richardjames.biz  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

richardjames.biz

