

COLUMBAS
DRIVE

NW3





A beautifully positioned five bedroom duplexed apartment (3,700 sq ft/343.7 sq m) situated on the ground and first floors of this extremely popular purpose built block backing onto Kenwood.

The advantage of the layout of this generously sized apartment is that most of the accommodation benefits from the first floor. Bedrooms four and five, plus the utility room are downstairs, which allows for a good separation between the living quarters.

The well-planned accommodation includes three reception rooms all leading onto the large balcony terrace with magnificent views over the communal gardens, tennis court and a golf practice net.











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, Kenwood and beyond towards the West End and The City of London.

Communal areas, security services and leisure facilities are of the highest standards. The block benefits from 24-hour portage, and there is secure underground parking for three cars.







● EATING

- 01 Gaucho
- 02 La Cage Imaginaire
- 03 Gail's Bakery
- 04 Villa Blanca
- 05 Ginger & White
- 06 Cote Brasserie
- 07 LLS Cafe Deli
- 08 The Hampstead Butcher & Providore
- 09 Mimmo La Bufalo

● SHOPPING

- 10 Claudie Pierlot
- 11 Reiss
- 12 Hobbs
- 13 Petit Bateau
- 14 Nicole Farhi
- 15 Sandro
- 16 Tara Jarmon
- 17 Waterstones

● CULTURE

- 18 Everyman
- 19 Burgh House and Hampstead Museum

● SCHOOLS

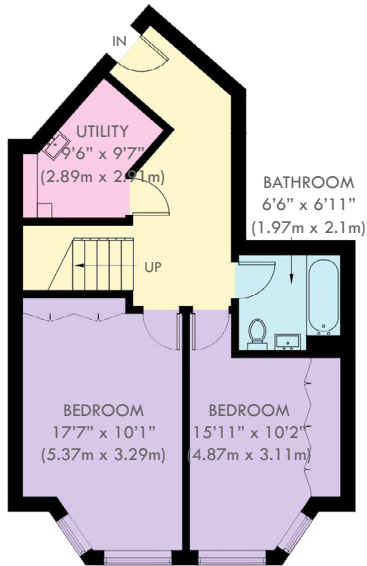
- 20 UCS Hampstead Jnr
- 21 Devonshire House Preparatory School
- 22 Heathside Preparatory School



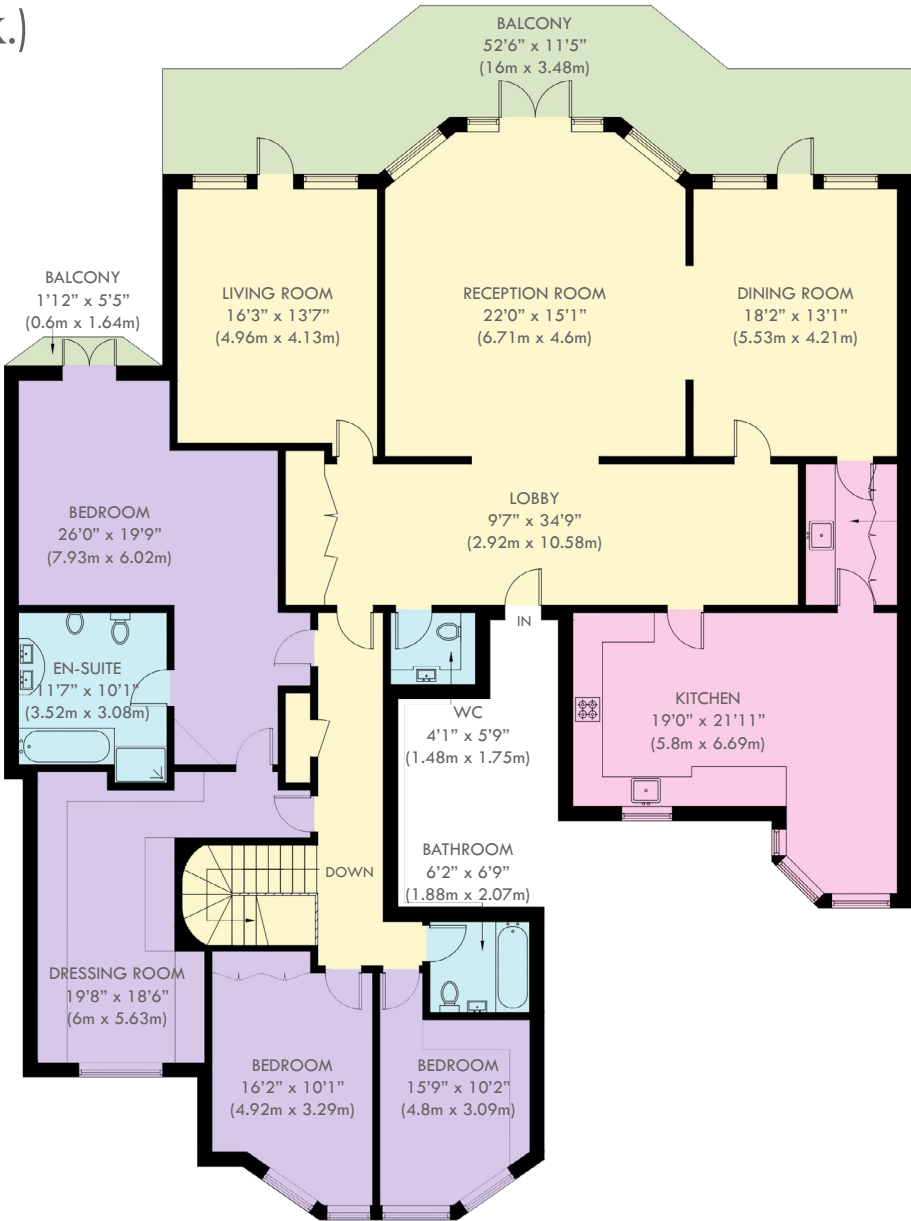
The property is situated just off Spaniards Road, which runs from Hampstead Village via Heath Street to the south west, to Hampstead Lane and Highgate Village to the north, past the historic Spaniards Inn. The important Kenwood House is nearby, as are both Hampstead and Highgate golf courses.

SHARE OF FREEHOLD | EPC: B | £POA

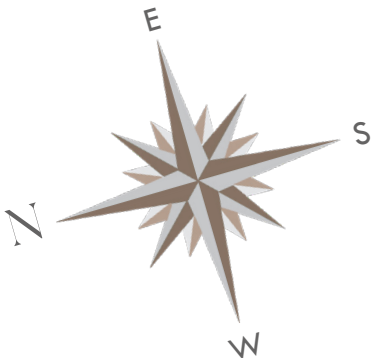
Gross Internal Area (approx.)
3,700 sq ft (343.7 sq m)



GROUND FLOOR



FIRST FLOOR



UTILITY
9'1" x 6'2"
(3m x 1.89m)

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.



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