

# SUMMIT LODGE

9 LOWER TERRACE, HAMPSTEAD  
LONDON NW3 6RF

WE ARE PRIVILEGED TO BE ABLE TO OFFER THIS HIGHLY DESIRABLE  
THREE BEDROOM FIRST FLOOR APARTMENT, IN THIS VERY  
SOUGHT AFTER AND PRESTIGIOUS GATED DEVELOPMENT, IN THE  
HEART OF PRIME HAMPSTEAD, AT THE HIGHEST POINT IN LONDON

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Apartments in Summit Lodge are rarely available for sale. The apartment, measuring 2,507 sq ft (233 sq m) features a 30' double reception room (with additional 18' dining room), kitchen/breakfast room, master bedroom with ensuite dressing room & bathroom, 2 further bedrooms (one with ensuite), guest cloakroom, enclosed terrace and private balcony.

Summit Lodge represents secure and luxurious living, with additional private facilities which include a swimming pool/leisure complex, 24 hour hotel style concierge and is offered with a share of the freehold.

## ACCOMMODATION

Entrance Hall | Double Reception Room | Dining Room  
Kitchen/Breakfast Room | Master Suite with Dressing Room and Ensuite Bathroom | 2 Further Bedrooms, 1 with Ensuite Bathroom | Guest Cloakroom | Utility Room  
Storage Room | Enclosed Terrace | Communal Garden  
2 Underground Parking Spaces | EPC Rating: C76





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## LOCATION

Summit Lodge is located in Lower Terrace, NW3 which, by any measure, is the most desirable part of Hampstead.

The location overlooks Whitestone Pond and Hampstead Heath and is a short walk from Hampstead High Street, with its eclectic selection of restaurants, cafés and shops. Hampstead Tube Station (Northern Line) is very close by, as are an assortment of bus routes.

Nearby Hampstead Village dates back to medieval times. Its historic charm is illustrated by the quaint lanes and walkways and these are unique in London. Hampstead Heath, with its 800 acres, is London's largest ancient parkland, with spectacular views over the capital's skyline. Also nearby is Kenwood House, with its legendary open air summer concerts.

It is remarkable indeed, that this location is so relatively close to the centre of London and yet, enjoys a semi-rural ambience creating a unique place to live.







Summit Lodge provides excellent transport links, being only a 5 minute walk away from Hampstead station (Northern line) and within close proximity to many major motorways such as M1, M4 and A1. Undeniably, Summit Lodge is conveniently situated making the City and West End easily accessible.

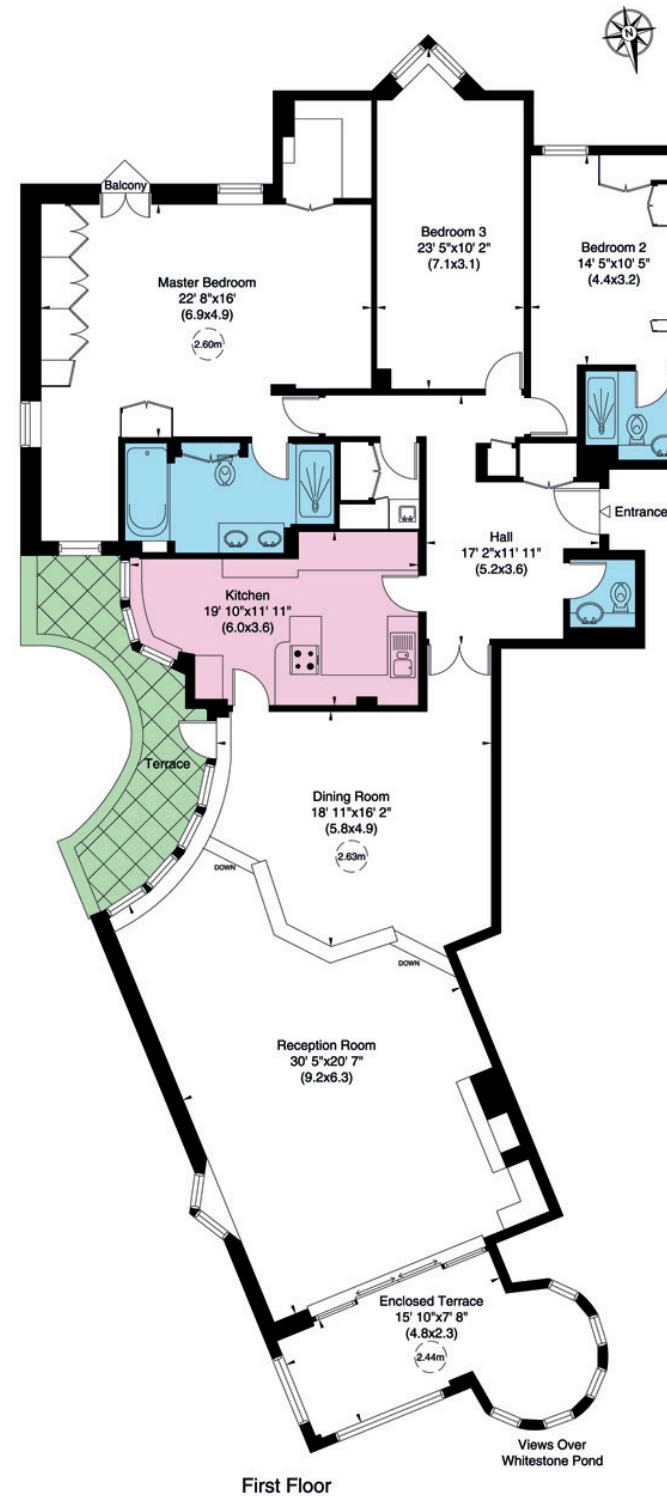
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## SCHEDULE OF AREAS

HALL	17' 2" x 11' 11"	5.2m x 3.6m
RECEPTION ROOM	30' 5" x 20' 7"	9.2m x 6.3m
DINING ROOM	18' 11" x 16' 2"	5.8m x 4.9m
KITCHEN	19' 10" x 11' 11"	6.0m x 3.6m
MASTER BEDROOM	22' 8" x 16'	6.9m x 4.9m
BEDROOM 2	14' 5" x 10' 5"	4.4m x 3.2m
BEDROOM 3	23' 5" x 10' 2"	7.1m x 3.1m
ENCLOSED TERRACE	15' 10" x 7' 8"	4.8m x 2.3m
APPROXIMATE GROSS INTERNAL AREA	2,507 sq ft	233 sq m

For identification only, not to scale.



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SOLE AGENT



#### 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. 361383