



VITA
Properties

The Octagon, Finchley Road, Hampstead, NW3 | £550,000

- Private Garden
- Moments to Gyms, Cafe's & Parks
- Modern Interior
- Duplex Apartment

- Stunning Building
- Chain Free

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Set within the prestigious Octagon development in Hampstead, this beautifully presented two-bedroom, two-bathroom apartment offers the perfect balance of contemporary design, comfort, and convenience. Ideally suited to professionals, couples, or investors, this property delivers exceptional living in one of London's most sought-after locations.

The apartment opens with a welcoming entrance hall that leads through to a spacious and light-filled reception room — a versatile space ideal for both entertaining and everyday living. Large windows flood the room with natural light, while the neutral décor creates a calm, modern atmosphere.

A particular highlight is the stylish, well-appointed kitchen, which features sleek cabinetry, quality integrated appliances, and ample workspace. From here, a few steps lead directly into a private garden — a rare and valuable feature in central London — providing the perfect spot for alfresco dining, morning coffee, or simply unwinding outdoors.

The property offers two generously sized double bedrooms, both designed as peaceful retreats from the city. Each room includes built-in storage and large windows that maintain a bright yet private feel. The principal bedroom boasts an en-suite shower room with contemporary finishes, while the second bathroom features a full-sized bath and equally high-quality fittings.

Located within The Octagon, residents benefit from superb on-site amenities which may include secure entry systems, and well-maintained communal areas. The development enjoys excellent transport connections, with several underground and overground stations just a short walk away, making commuting and travel across London effortless.

- 🏠 Apartment
- 🔑 Leasehold
- 🛏 x 2
- 🛀 x 1
- 🚿 x 2

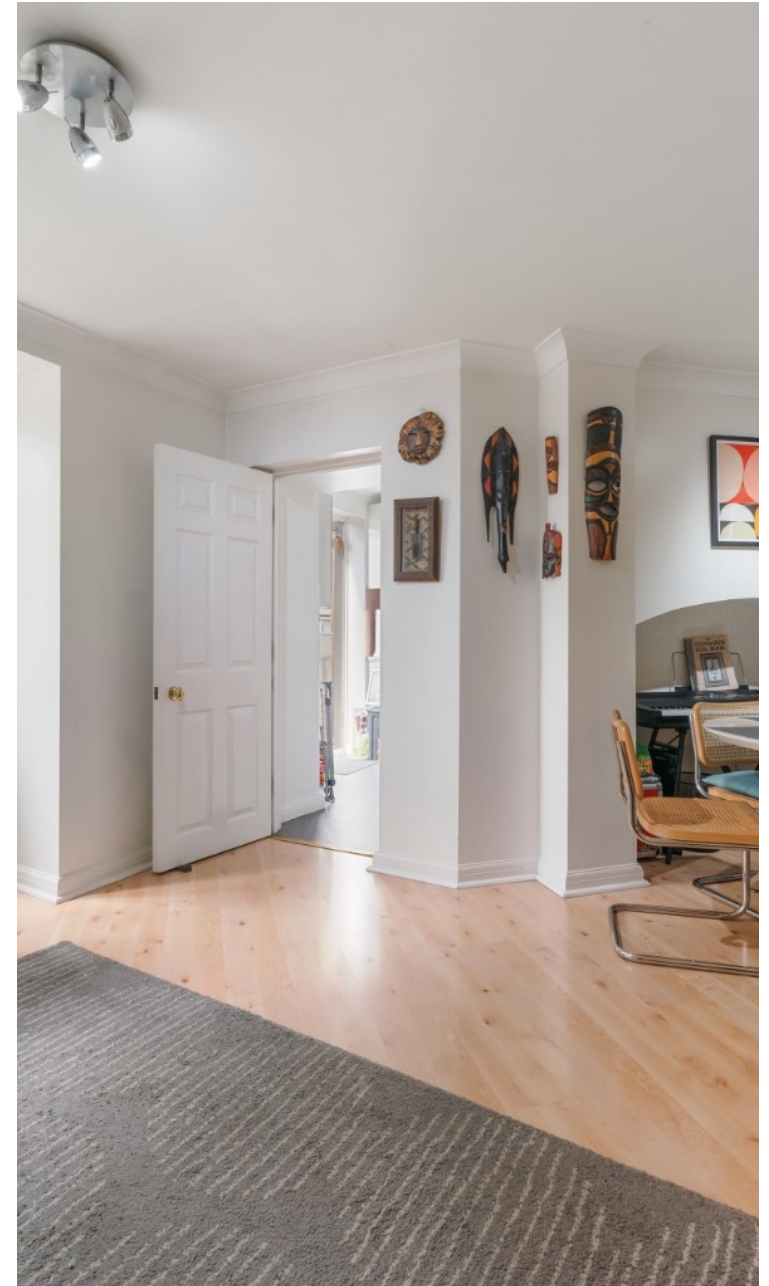


Jonathan Singer

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



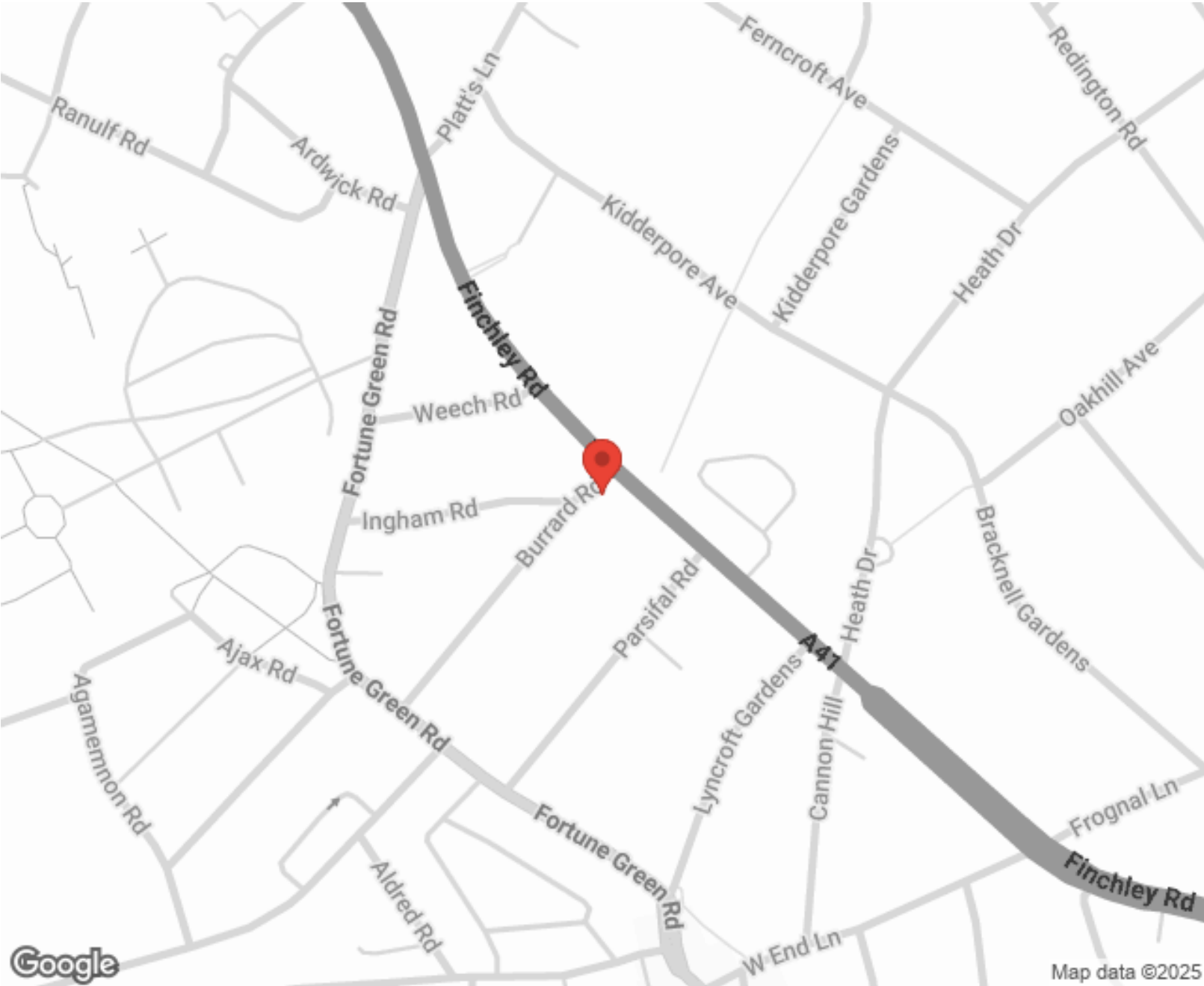
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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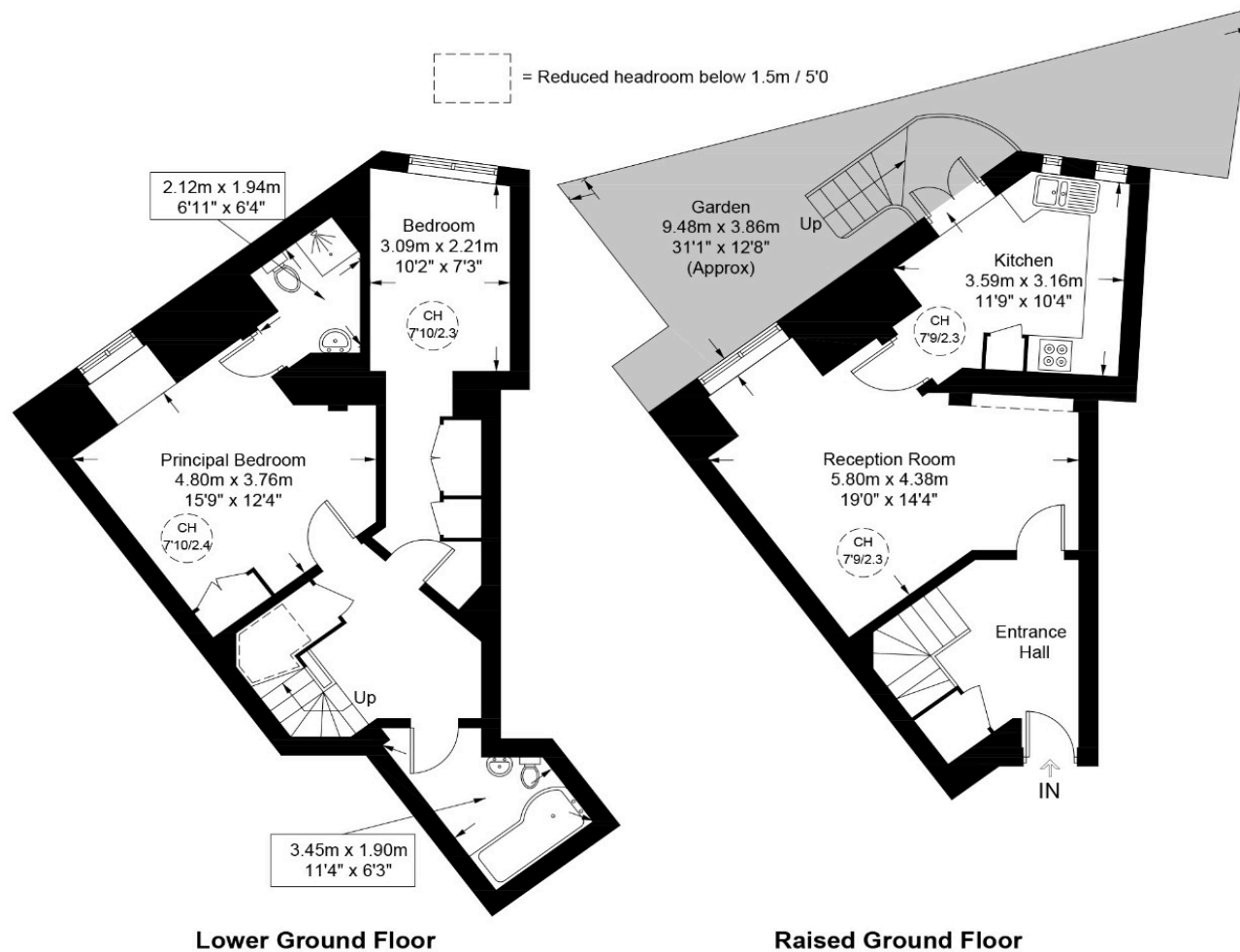
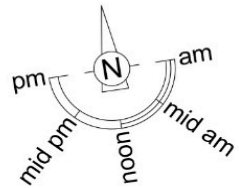
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The Octagon, NW3

Approximate Gross Internal Area = 894 sq ft / 83.1 sq m

Restricted Height = 11 sq ft / 1.0 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Property
Measurer**