Impressive Maisonette over Four Floors On The Edge Of Hampstead Heath

Well Walk, Hampstead, NW3

Available Immediately - £1,950 per week   (£8,450 PCM)
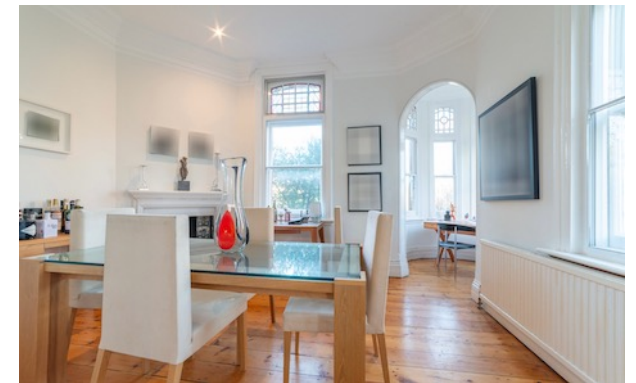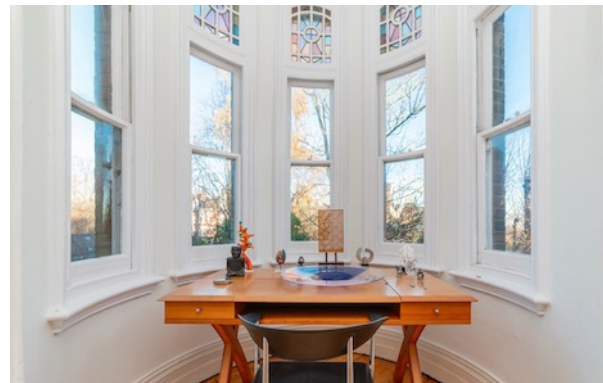
* Fees may apply

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Well Walk, Hampstead, NW3

£1,950 per week

- Reception room with rotunda
- Dining room
- Fully fitted eat-in kitchen
- Study
- Principal bedroom with dressing room & en suite bathroom
- Five further bedrooms
- Family bathroom
- Guest WC
- Laundry room
- Private patio garden
- Mains water/sewerage/electric/gas
- Gas central heating

Set in a desirable and picturesque location bordering the heath on the edge of Hampstead Village, is this spacious maisonette apartment arranged over 4 floors of a handsome Victorian terraced house. This elegant property retains a wealth of original features including sweeping staircases with ornate black cast iron balustrades, rotundas, stained glass windows, strip wood flooring and feature fireplaces. This property is ideally situated just 8 minutes walk to Hampstead underground station (Northern Line) and 12 minutes to Hampstead Heath (London Overground), eateries and open spaces.

- *Available Immediately - Unfurnished*
- *Camden Council Tax Band: H £3,800.32 PA*
- *EPC Rating: 60/D*
- *Approx. Gross Internal Area: 3,492 Sq Ft*
- *Security Deposit: £15,600 (6 wks rent)*
- *Holding Deposit: £2,600 (1 wks rent)*

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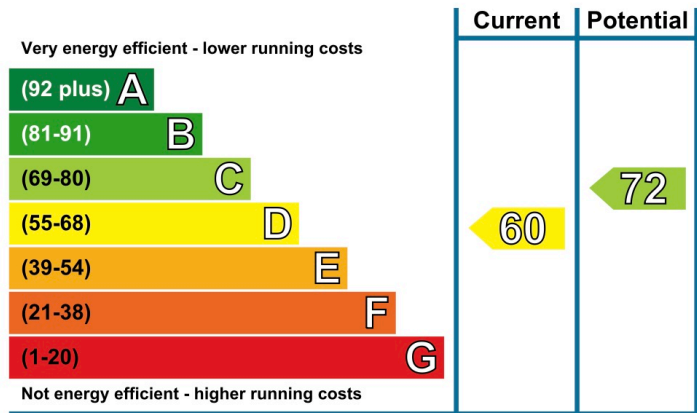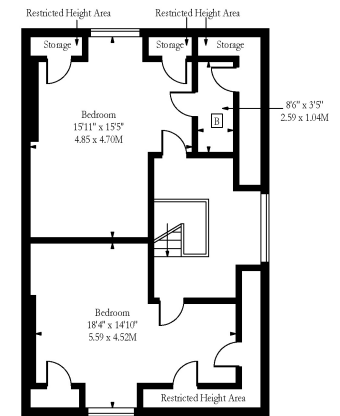Impressive Maisonette over Four Floors On The Edge Of Hampstead Heath

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Approx Gross Internal Area: **3,492 Sq Ft / 324.41 Sq M**

Well Walk, NW3

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Third Floor

Restricted Height Area   Restricted Height Area
Storage   Storage   Storage
Bedroom 15'11" x 15'5" 4.85 x 4.70M
8'6" x 3'5" 2.59 x 1.04M
Bedroom 18'4" x 14'10" 5.59 x 4.52M
Restricted Height Area

Raised Ground Floor

Garden 32'5" x 16'8" 9.88 x 5.08M (approximate)
Hall 18' x 4'2" 5.49 x 1.27M
Kitchen 12'11" x 12'1" 3.94 x 3.68M
Dining Room 17'4" x 13'3" 5.28 x 4.04M

First Floor

Bedroom 15'1" x 14'10" 4.60 x 4.52M
Wardrobe 10'5" x 4'9" 3.17 x 1.45M
Reception Room 22'1" x 15'4" 6.73 x 4.67M
13'10" x 10'1" 4.22 x 3.07M
Wardrobe 7'9" x 3'3" 2.36 x 0.99M

Second Floor

Laundry 10'3" x 9'8" 3.12 x 2.95M
Bedroom 15'2" x 15'1" 4.62 x 4.60M
Bedroom 15'4" x 14'3" 4.67 x 4.34M
Bedroom 14'3" x 10'1" 4.34 x 3.07M
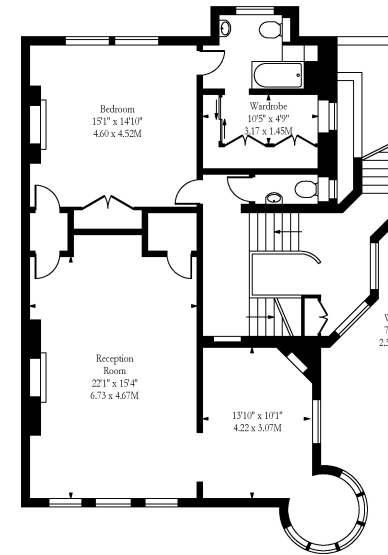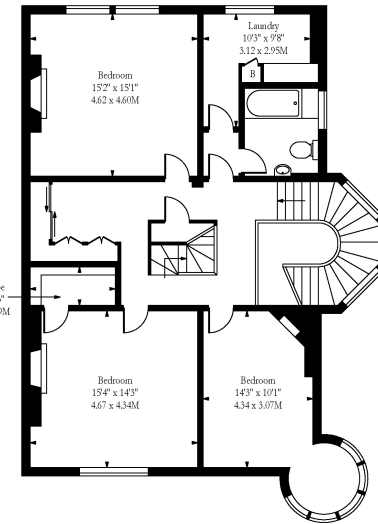
Approx Gross Internal Area   3492 Sq Ft - 324.41 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurments are approximate.
The floor plan is illustrative purposes only and is not to scale
www.tomekphotography.co.uk

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included

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