



## Impressive Grade II Listed Maisonette over Four Floors On The Edge Of Hampstead Heath

Well Walk, Hampstead, NW3

Available End October - £1,950 per week (£8,450 PCM)

\* Fees may apply

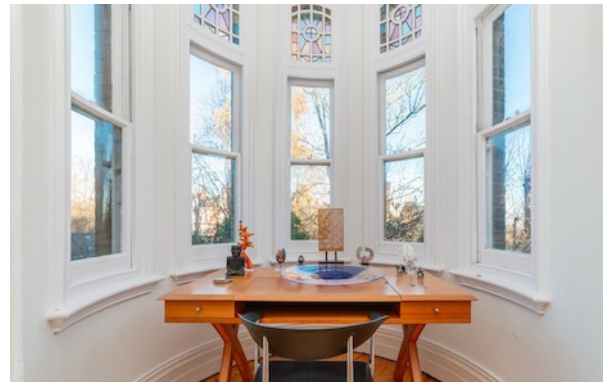
Well Walk, Hampstead, NW3

£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 End October - 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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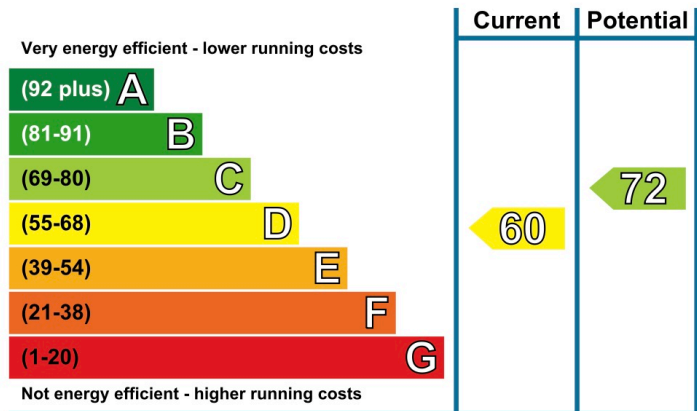
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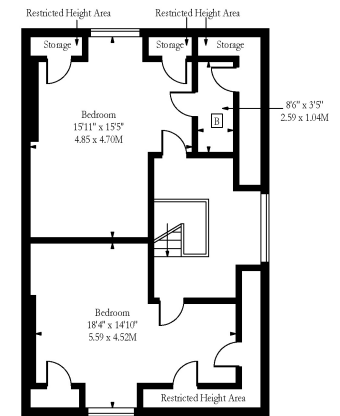
Approx Gross Internal Area: **3,492 Sq Ft / 324.41 Sq M**

## Energy Efficiency Rating

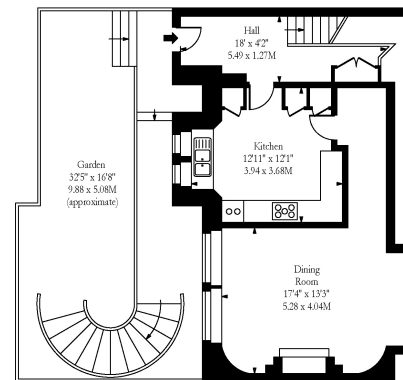


\* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 6 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.

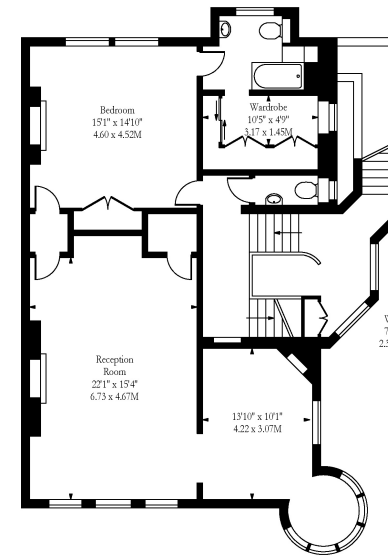
## Well Walk, NW3



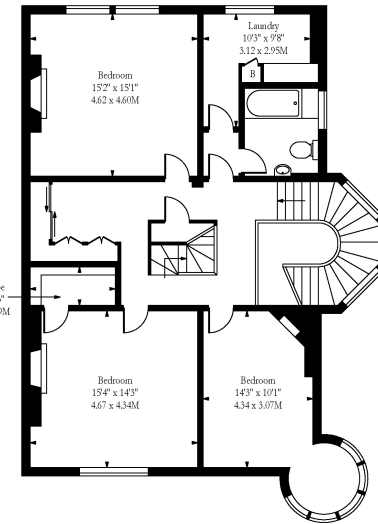
Third Floor



Raised Ground Floor



First Floor



Second Floor

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 measurements are approximate. The floor plan is illustrative purposes only and is not to scale. [www.tomekphotography.co.uk](http://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