



Impressive Maisonette over Four Floors On The Edge Of Hampstead Heath

Well Walk, Hampstead, NW3

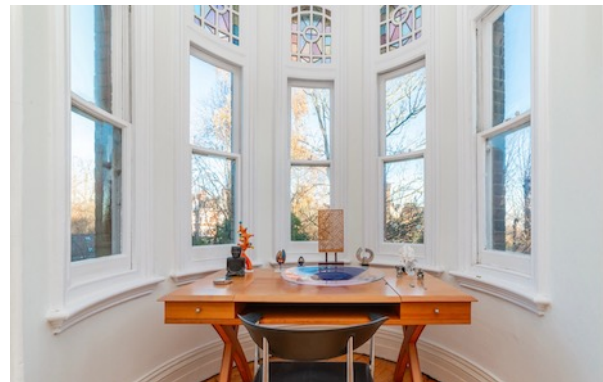
Price: £4,200,000 - Share of Freehold

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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 has not been on the market for nearly 40 years and 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.

- 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

- *Camden Council Tax Band: H £4,021.14 PA*
- *EPC Rating: 60/D*
- *Approx. Gross Internal Area: 3,492 Sq Ft*
- *Tenure: Share of Freehold (999 years from 10 Sept 1988)*
- *Service Charge: Ad Hoc*
- *Ground Rent: N/A*
- *Insurance: Approx £2,000 PA*





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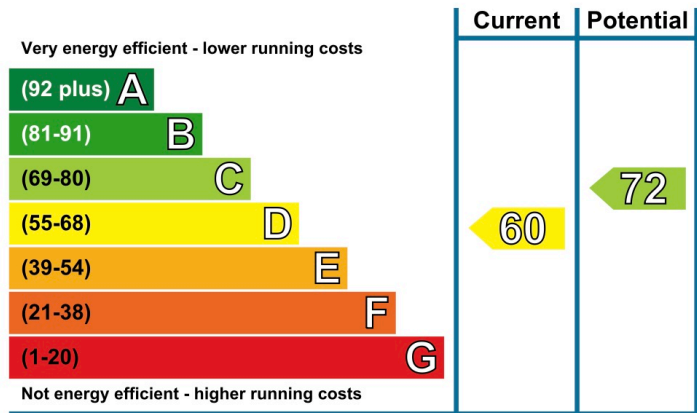
Price: £4,200,000 - Share of Freehold

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

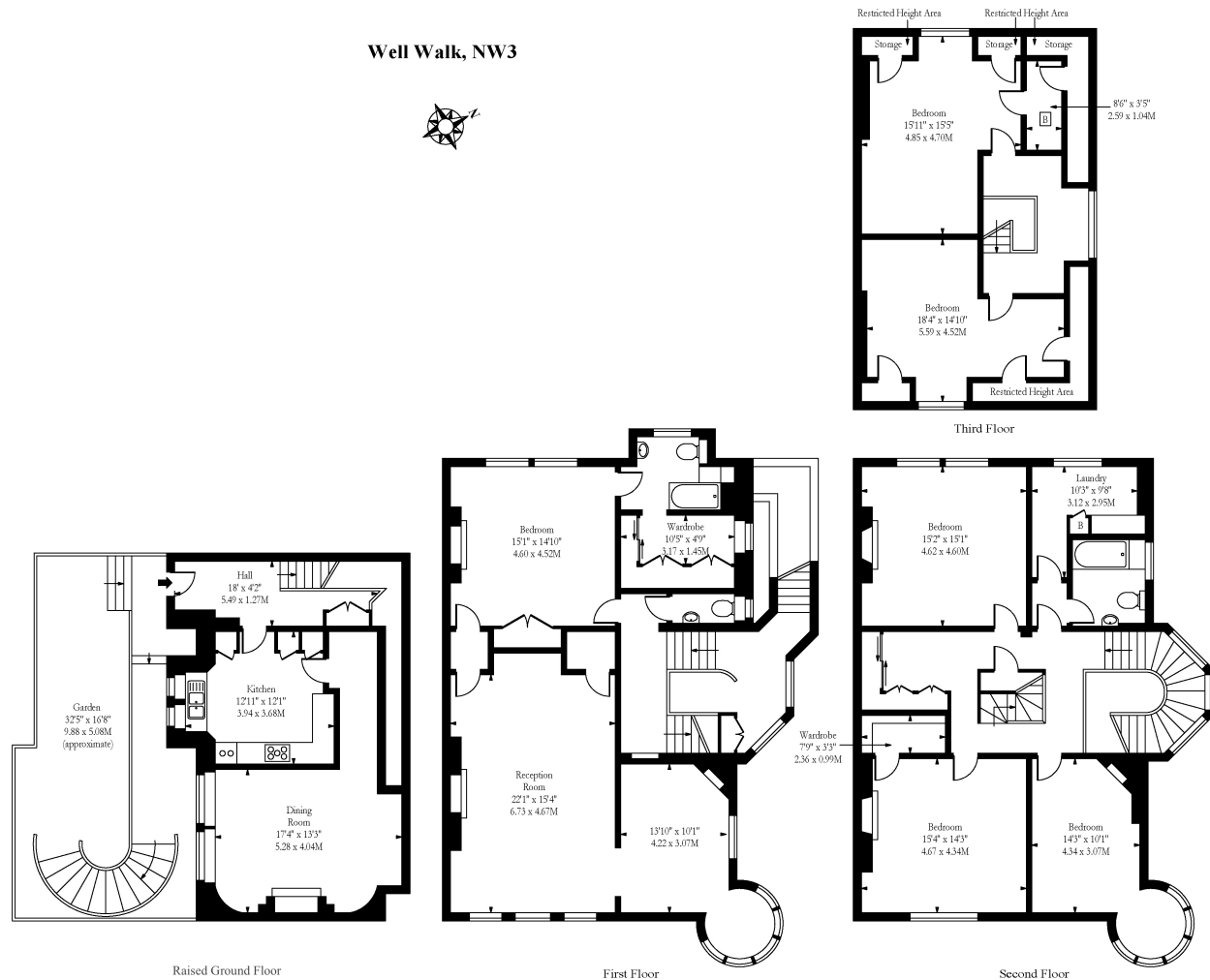
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Energy Efficiency Rating



Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.



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