

# 3 HAMPSTEAD WEST

224 IVERSON ROAD, WEST HAMPSTEAD, NW6 2HX

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FOREST  
REAL ESTATE



**TO LET**

**500 SQ FT**

**Ground Floor Office With Parking In a Private Gated Estate In The Heart Of West Hampstead.**

## **Key Features**

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- Parking Included
- Service Charge Inclusive of Utilities and Estate Charges
- Secure Gated Estate
- Air Conditioning
- Excellent Natural Light
- Less Than a Minute Walk to West Hampstead Train Stations

**3 Hampstead West, 224 Iverson Road**  
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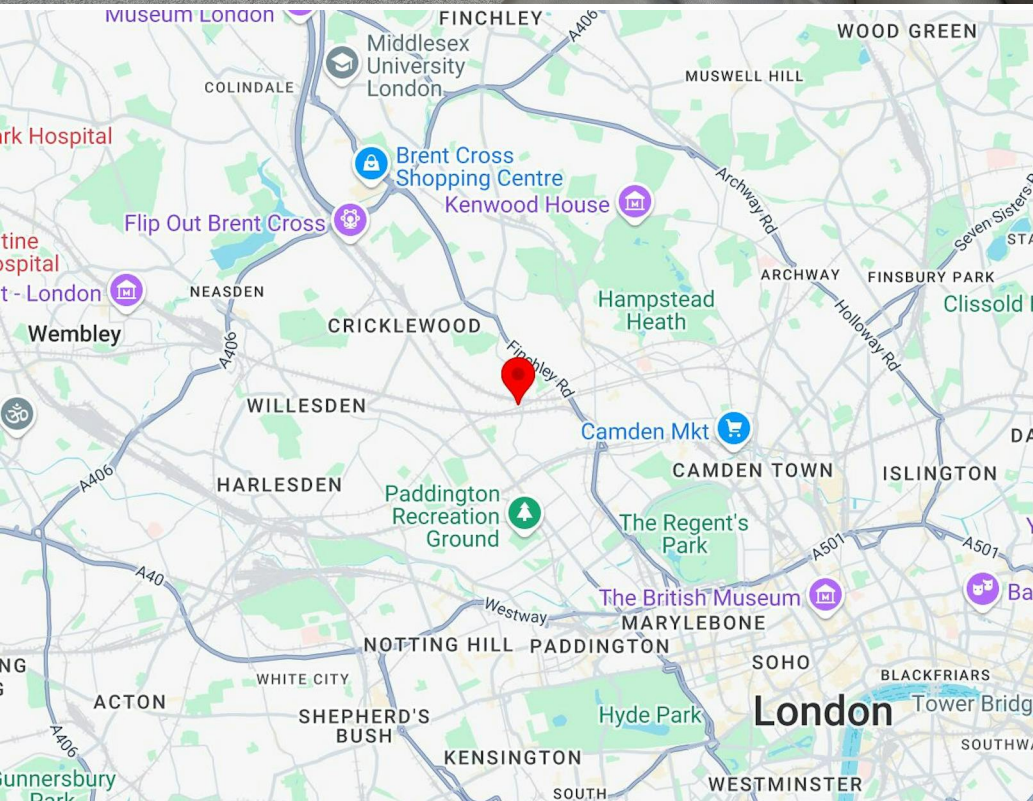


## Description

A ground-floor office located in a modern gated development, featuring a vibrant mix of tenants such as solicitors, tech companies, property firms, fashion brands, and medical professionals. The office space includes two well-lit rooms, a kitchen, and a W/C, offering a functional and inviting work environment.

## Location

Situated in the heart of West Hampstead, just a short stroll from West Hampstead Station (Jubilee Line) as well as the Overground and Thameslink networks. West End Lane is a lively and well-established street, home to an array of coffee shops, restaurants, and independent retailers.







# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£20,000 per annum
<b>Rates</b>	Interested parties are to make their own enquiries to the London Borough of Camden.
<b>Service Charge</b>	£4,325 per annum This figure is an estimate, the service charge is 35% of the building charges.
<b>VAT</b>	Not applicable
<b>EPC</b>	C (62)

# Contact

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