

# UNIT 2, 4 PARK END

HAMPSTEAD HEATH, NW3 2SE

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FOREST  
REAL ESTATE



# FOR SALE

## 658 SQ FT

### Rare Workshop/Studio Available in the Heart of Hampstead Heath.

#### Key Features

- Virtual Freehold (999 years from 29th September 1997 & share of freehold)
- 2.45 - 2.61m ceiling heights
- Gas heating
- WC and Shower
- Located within a minutes walk from Hampstead Heath Station (Mildmay Line)
- 3 phase power
- Kitchenette
- To be sold with vacant possession

**Unit 2, 4 Park End**  
Hampstead Heath, NW3 2SE







## Description

This property provides a rare opportunity to purchase a self-contained workshop/studio in one of London's most affluent areas, where we are marketing a long leasehold of 999 years from 29th September 1997 as well as a share of freehold.

Workplace amenities are included ranging from a private kitchenette, WC & shower as well as a 3 phase power supply.

This unit is currently occupied via an informal lease where vacant possession can be obtained with one month's prior written notice.

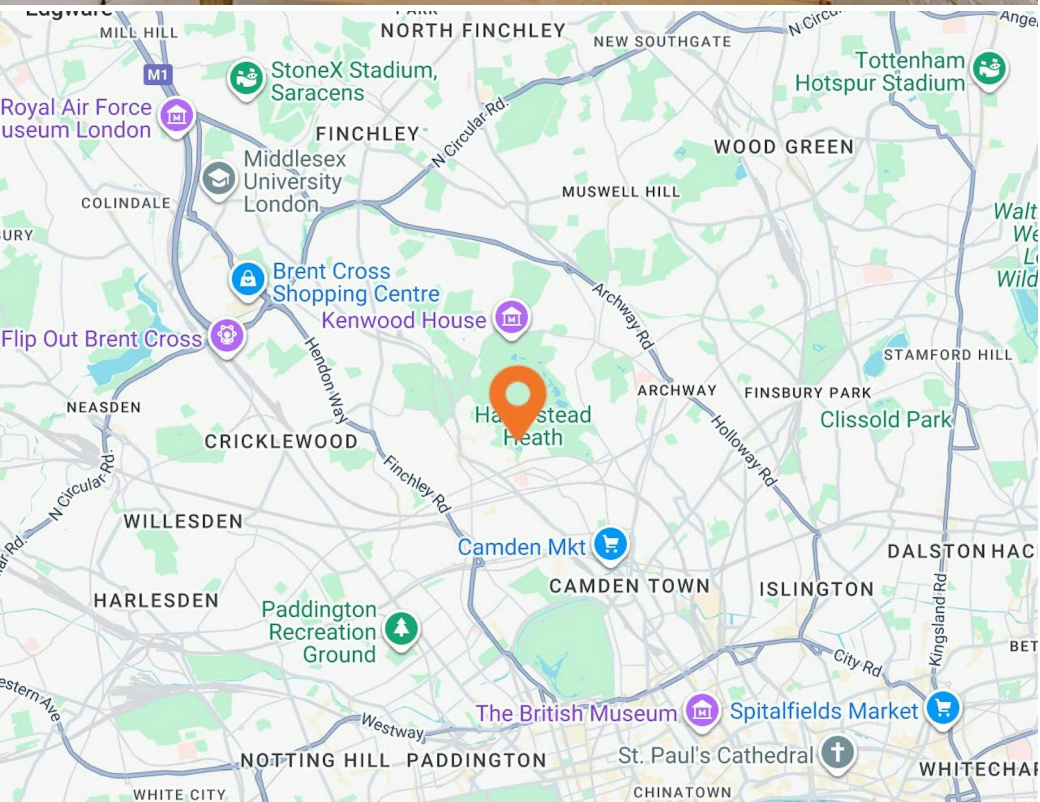
## Location

Nestled in one of London's most prestigious and sought-after areas, Hampstead Heath offers a unique blend of natural beauty, affluent clientele, and vibrant community charm.

The surrounding area is home to boutique retailers, independent cafés, and premium lifestyle brands.

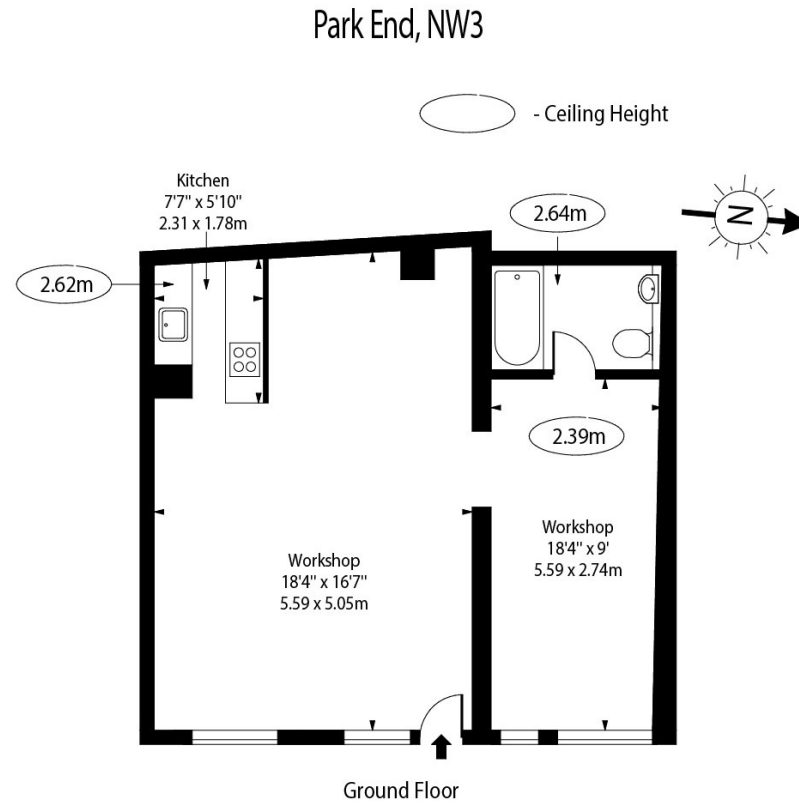
The property also benefits from excellent transport links via Hampstead Heath and Belsize Park Station, ensuring seamless connectivity to Central London via the Mildmay and Northern Line.

Hampstead Heath is an iconic London location, offering occupiers the perfect space to unwind and enjoy nature just moments from their doorstep.









Approx Gross Internal Area 658 Sq Ft - 61.13 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.48289

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	658	61.13
Total	658	61.13
Price	Offers in the region of £550,000	
Rates	£10,479 per annum	
Service Charge	To be confirmed.	
VAT	Not applicable	
EPC	E	

# Contact

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