



## Heath Street, Hampstead NW3

£399,950

Leasehold

A lovely, newly decorated, light, and airy double height studio flat with mezzanine sleeping area measuring approximately 433 sq. ft – 40.2 sqm- (including mezzanine measuring 127 sq ft) with separate bathroom, kitchen/ diner to the ground floor, reception area and open tread stairs leading to upper sleeping area with fitted wardrobes. The upper mezzanine has a ceiling height of 1.6m as per the independent floorplan provider. The apartment is located just off Heath Street moments from Hampstead underground station and Hampstead High Street. Tenure Leasehold - 125 years from December 1990 (92.5 years unexpired). EPC Rating- Band D. Service charge demand for 2023 £1816.37 p/a including £250 reserve. Ground rent £150 p/a (checking if rising). Borough of Camden council tax - Band D £1040.79 p/a to March 2023. Flat is currently tenanted and as such makes for a super investment opportunity/ pied a terre or first-time purchase.

**Spacious & bright double height studio with mezzanine sleeping area.**

**Stylishly appointed, well cared for apartment with modern kitchen and bathroom.**

**Located literally in the heart of Hampstead moments from the underground.**

**An attractive buy to let investment/ pied a terre or first-time buyer opportunity.**



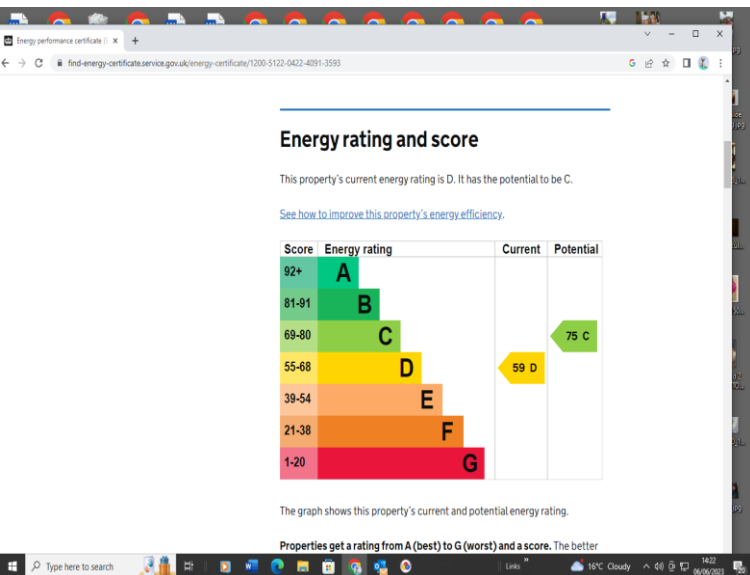
**Total approximate internal area:  
433 sq ft (40.2 sqm)**

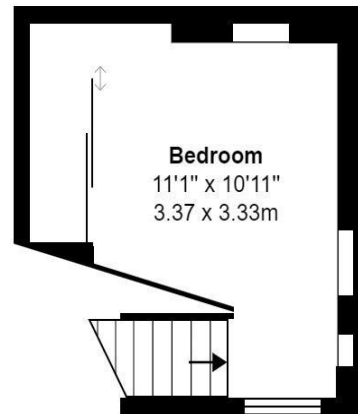
Ground floor level: 306 sq ft (28.4 sqm)  
Mezzanine level: 127 sq ft (11.8 sqm)

Lounge: 11'10 x 11'9 (3.60 x 3.58m)

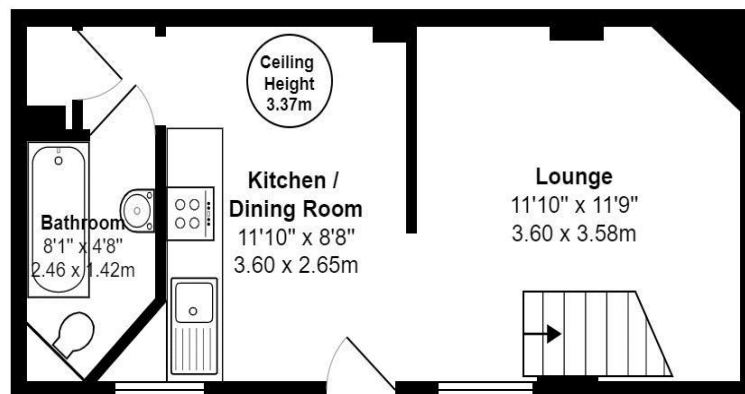
Kitchen/ Diner: 11'10 x 8'8 (3.60 x 2.65m)

Mezzanine sleeping area: 11'1 x 10'11 (3.37 x 3.33m)





**Mezzanine**  
Area: 127 ft<sup>2</sup> ... 11.8 m<sup>2</sup>



**Ground Floor**  
Area: 306 ft<sup>2</sup> ... 28.4 m<sup>2</sup>

Heath Street NW3

Total Area: 433 ft<sup>2</sup> ... 40.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

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