



Rudall Crescent, Hampstead, NW3

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RESIDENTIAL

A Victorian four bedroom, two bathroom mid-terrace period house remodeled internally to provide a flexible contemporary interior, which maximizes natural light. The property benefits from a semi-open plan reception room and eat in kitchen/breakfast/family area, which enjoys access onto a charming southwest facing small patio garden. There is a study/bedroom on the first floor half landing with access to a south facing terrace and a stunning principal bedroom with dressing room, en-suite bathroom on the first floor. The second floor half landing provides a further south facing terrace leading up to two further double bedrooms and a family bathroom plus an exceptional, large studio/bedroom on the top floor along with a separate cloakroom. The vast beautiful open spaces of Hampstead Heath are a pleasant short walk away, along with all the shops, cafes, restaurants and public transport amenities of Hampstead Village.

GUIDE PRICE: £2,740,000

TENURE: FREEHOLD

COUNCIL TAX BAND : G

EPC RATING: D

ARLINGTON

R E S I D E N T I A L

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IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.















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Approximate gross internal area

1,949 sq ft / 181.06 sq m

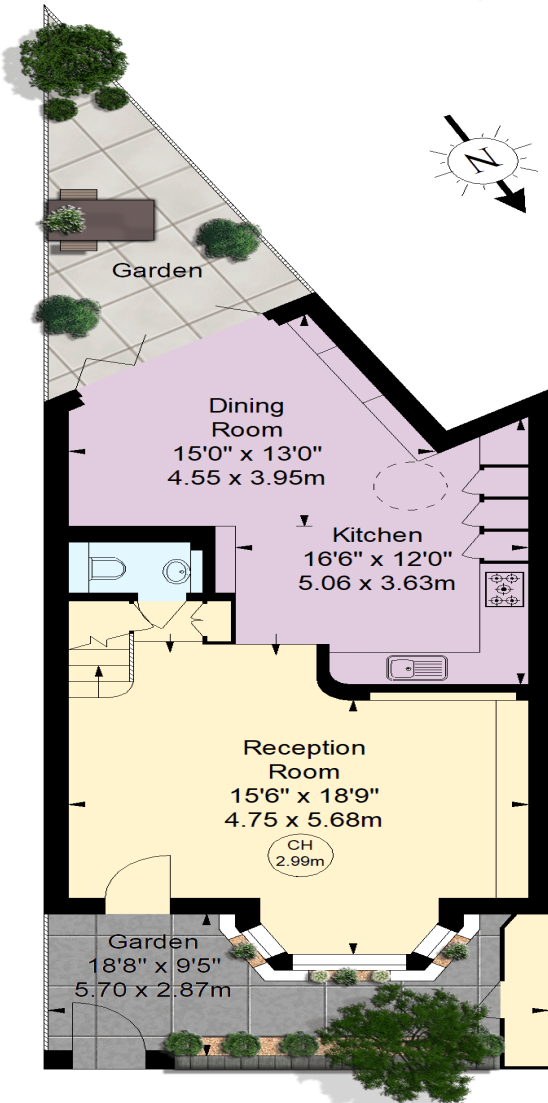
(Including Eaves Storage & Restricted Height Under 1.5m)

Eaves Storage

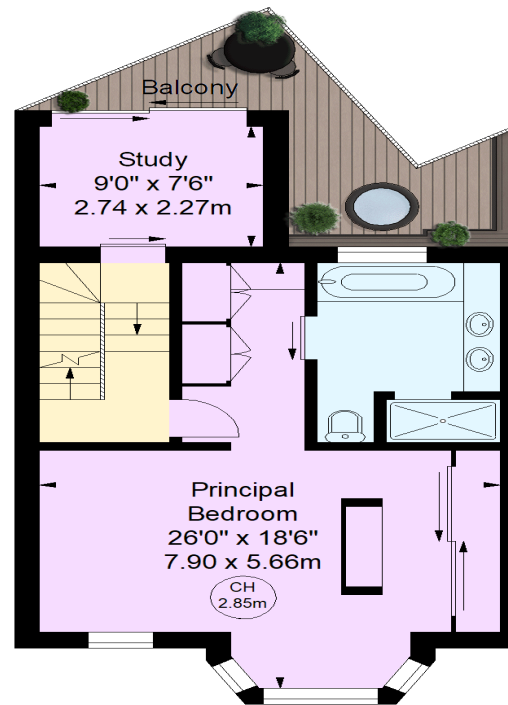
50 sq ft / 4.65 sq m

Restricted Height Under 1.5m

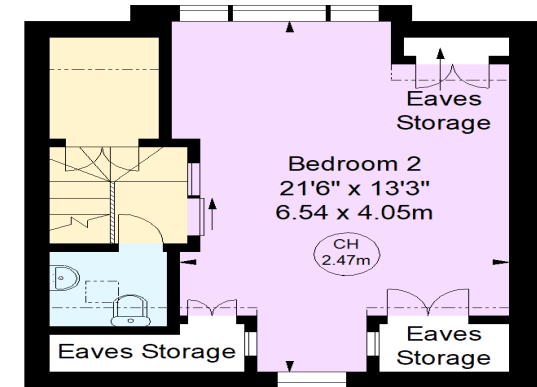
77 sq ft / 7.15 sq m



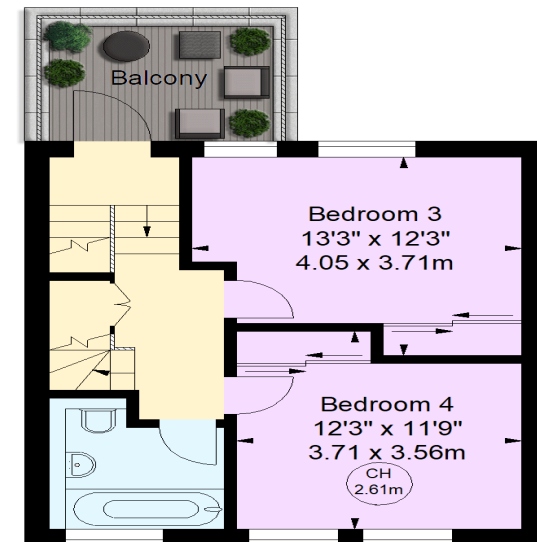
Ground Floor



First Floor



Third Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.