



Orwell Building, Heritage Lane, West Hampstead, London, NW6

£799,950

2 2

Welcome to the Orwell Building, a fantastic contemporary development situated in the heart of West Hampstead.

This sun-soaked two-bedroom, two-bathroom first-floor apartment offers the finest contemporary living and benefits from its own private balcony and private terrace (limited flats have this).

Residents of this West Hampstead Square development benefit from a 24-hour concierge service, heating and cooling control within the apartment, a video intercom system, a resident gym, a sauna and steam room, and communal gardens.

Located extremely well for West Hampstead (Jubilee Line), Thameslink and Overground stations. West Hampstead is a vibrant area with a community feel and is well-known for offering a great array of fine eateries and local amenities.

Floor Area

807 sq. ft.

Tenure

Leasehold

Service Charge

£8455.22 per annum

Ground Rent

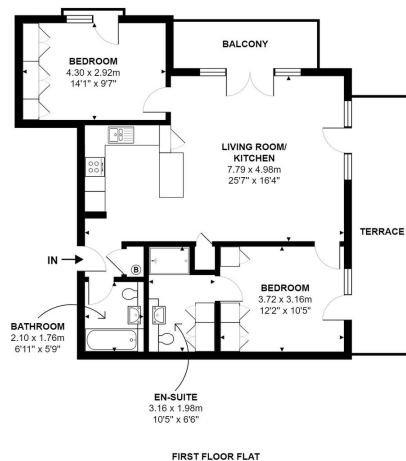
£750 per annum

- QUOTE REF AR0255
- Contemporary two bedroom apartment
- Temperature control, lift and triple glazing
- 24-hour concierge service
- Private balcony, private terrace and communal gardens
- Sought-after West Hampstead Square development
- Principal bedroom with ensuite shower room
- High quality fixtures and fittings throughout
- Residents gym, sauna and steam room
- Stones throw from Jubilee, Thameslink and Overground lines



Orwell Building, Heritage Lane, London, NW6

APPROX. GROSS INTERNAL AREA: 75.0 m² ... 807 ft² (excluding balcony, terrace)



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	