



# Rudall Crescent

Hampstead Village, NW3

Guide Price £5,250,000

Located just 150 yards from Hampstead High Street, a five bedroom, four bathroom, three reception period house, with the benefit of a west facing garden and off street parking.

The open acres of Hampstead Heath are located 0.2 miles away and Hampstead Underground (Northern Line) is located just 0.3 miles away.





## Rudall Crescent

### Hampstead Village, NW3

- Five bedrooms & four bathrooms
- Three reception rooms
- Utility room & study
- West facing garden
- Off street parking
- 3,550 square feet
- 150 yards to Hampstead High Street
- 0.2 miles to Hampstead Heath
- 0.3 miles to Hampstead Underground



**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

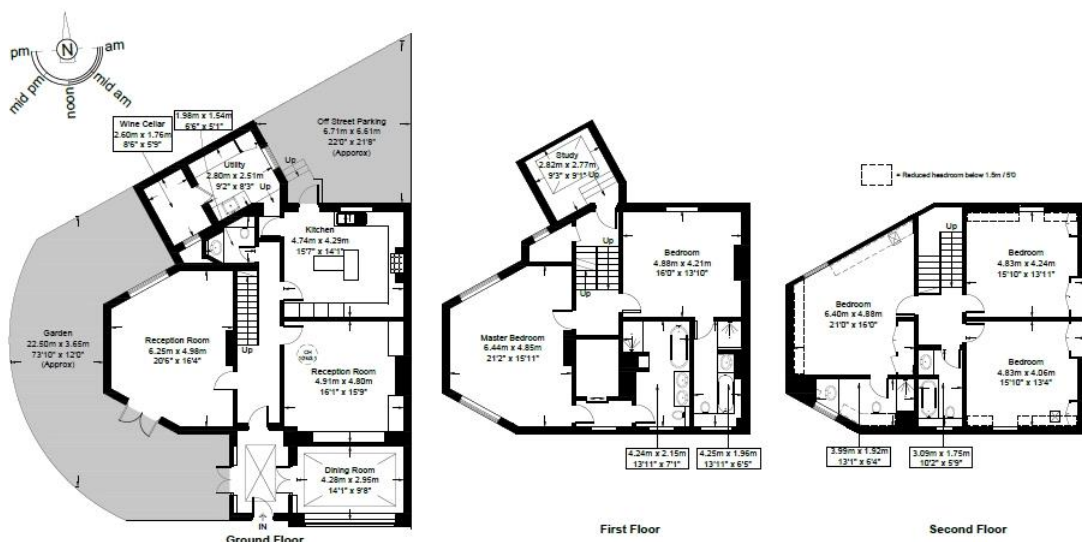
### *Chestertons Hampstead Sales*

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## Rudall Crescent, NW3

Approximate Gross Internal Area = 3550 sq ft / 329.8 sq m

Restricted Height = 82 sq ft / 7.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

