

## Platts Lane

Hampstead, NW3

Asking Price £725,000

Forming part of this attractive red brick semi-detached house and benefitting from its own private entrance, a unique two bedroom duplex flat with a modern kitchen and a large reception room.

The property is located just 0.4 miles from the open acres of Hampstead Heath and 1 mile from the wide variety of restaurants, cafes, shops and transport links (Northern Line) that Hampstead Village provides.











# Platts Lane

### Hampstead, NW3

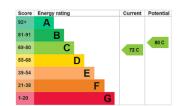
- First floor flat
- Private entrance
- Two bedrooms
- Share of Freehold
- 0.4 miles to Hampstead Heath



**Tenure:** Share of Freehold and a lease expiring 2137.

**Service Charge:** 30% of outgoings.

Ground Rent: £0 Local Authority: Camden Council Tax Band: E



#### Chestertons Hampstead Sales

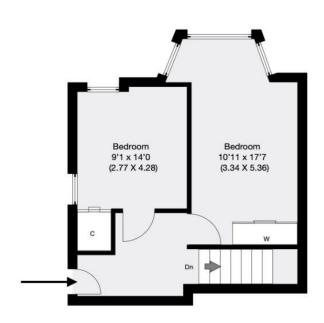
55-56 Hampstead High Street Hampstead NW3 1QH hampstead@chestertons.co.uk 020 7794 3311 chestertons.co.uk

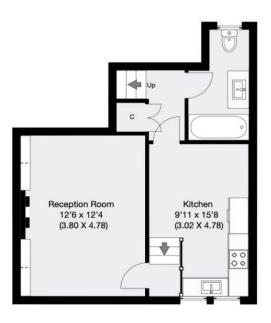


### Platts Lane, London, NW3

#### Approximate Gross Internal Area 77 sqm / 829 sqft







First Floor

Ground Floor

THIS FLOOR PLAN IS PRODUCED FOR PARKHEATH SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given is initial guidance only and should be treated as such.

