



Platts Lane

Hampstead, NW3

Asking Price £700,000

Forming part of this attractive red brick semi-detached house and benefitting from its own private entrance, a unique two bedroom duplex flat presented in excellent condition 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.

CHESTERTONS



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 with 112 years remaining.

Service Charge: 30% of outgoings.

Ground Rent: £0

Local Authority: Camden

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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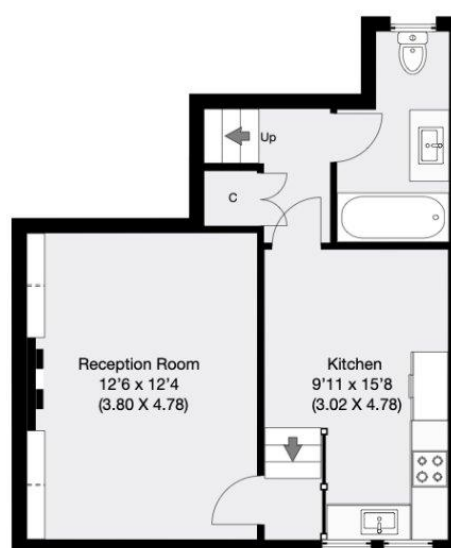


Platts Lane, London, NW3

Approximate Gross Internal Area 77 sqm / 829 sqft



First Floor



Ground Floor

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