



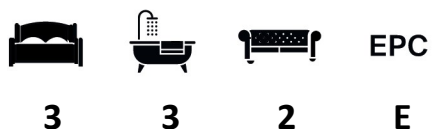
North End Way, London NW3 7ES

**WAYNE
& SILVER**

North End Way, London NW3 7ES

Three bedroom terraced house located adjacent to Hampstead Heath. This Grade 2 listed property boasts over 1,400 sq ft of living space, offering two reception rooms, three bedrooms, and three bathrooms - providing ample space for comfortable living and high ceilings throughout and access to a south facing private garden.

The historic building was converted into luxury homes several years ago and it directly abuts Hampstead Heath and Whitestone Pond and only a short walk to the amenities of Hampstead Village and Hampstead Underground Station (Northern Line).

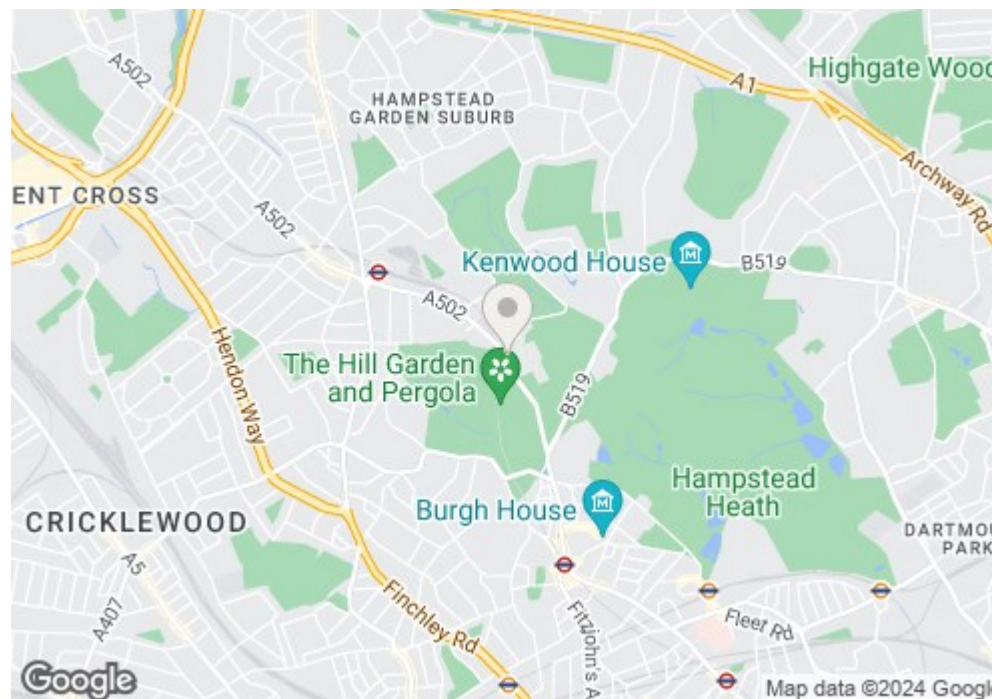



Guide price: £1,600,000


Tenure: Leasehold

Local Authority: Camden

Council Tax Band: H

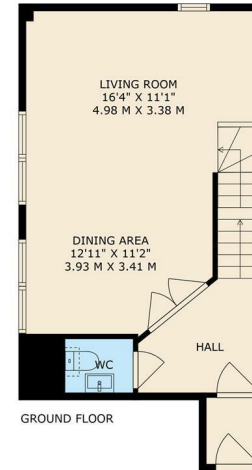


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

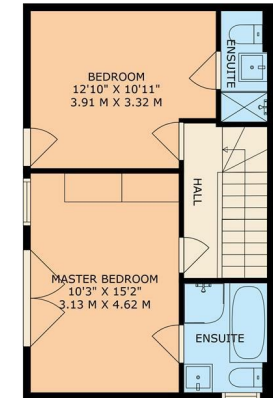
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

**WAYNE
& SILVER**

GROSS INTERNAL AREA: 1318 SQ. FT / 122 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.