

# Heath Mansions, The Mount

Hampstead, London, NW3

WAYNE & SILVER



## The Property

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Located on the upper slopes of Hampstead on The Mount, Heath Mansions offers spacious lateral apartments in a secure block with caretaker and features a fantastic communal roof terrace with views across London.

Positioned on the ground floor this 1388 sq ft 3 bedroom flat features a bright, grand 30' reception/dining room with two bay windows and fireplaces. Further the spacious separate 13' kitchen is perfect for eat-in possibilities together with three bedrooms which completes the accommodation space. Requiring refurbishment the property offers a wonderful opportunity for new purchasers to create an excellent home.

Heath Mansions is conveniently located for all of Hampstead amenities, short walk to the Heath and 2 minutes walk to Hampstead station (Northern line).

# Key Features

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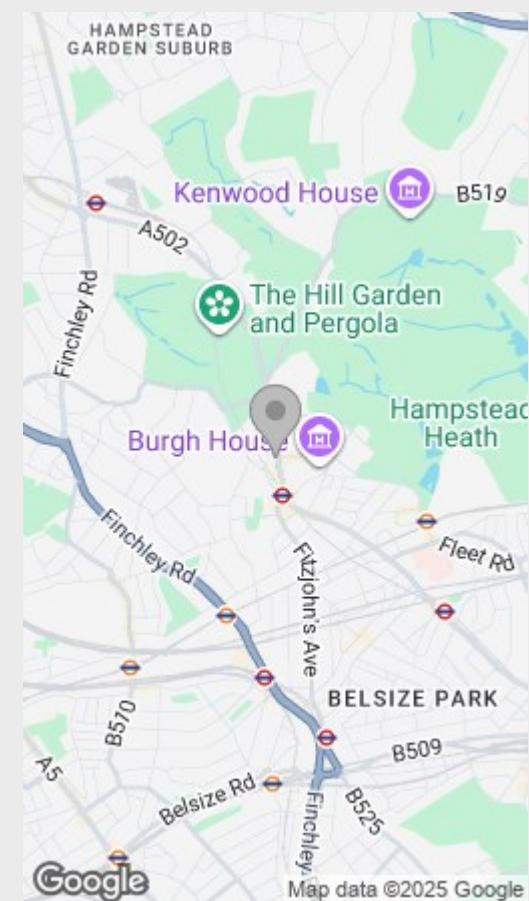
- Excellent location, in the heart of Hampstead
- Communal roof terrace
- Secure purpose built block with caretaker
- 1388 sq ft / 129 sq m
- Lateral apartment on the ground floor
- Great opportunity to create home to taste





## Location

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## The Mount

Enter text here

£1,395,000

BEDROOMS

3

BATHROOMS

1

INTERNAL

1388.00 sq ft

EPC

D

LOCAL COUNCIL

Camden

TAX BAND

G

TENURE Share of

Freehold



# Floorplan & EPC

## £1,395,000

### IMPORTANT INFORMATION

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.

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Heath Mansions, London, NW3

Approximate Gross Internal Area 129 sqm / 1388 sqft



Ground Floor

THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY **ARCHIMEDIA** web: [www.archi-media.co.uk](http://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.

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

# WAYNE & SILVER

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