

Platts Lane, NW3

Hampstead, London

WAYNE & SILVER



The Property

An exceptional 5 bedroom end of terrace house located on the upper slope of Platts Lane, Hampstead.

Packed full of period features the ground floor encompasses classic double reception/dining room leading to garden and sizeable kitchen with island. The mature rear garden which is also accessed via the kitchen is a tranquil space ideal for entertaining.

The large principle bedroom with bay window and fitted storage is located on the first floor. Two further double bedrooms and family bathroom complete the floor. A particular highlight on the top floor is a wonderful, bright room with terrace which affords incredible views located at the front of the house. Another double bedroom completes the top floor.

Platts Lane offers a wonderful location, within a short walk to Hampstead Heath, various bus links on the Finchley Road to to either Finchley Road and Frognal overground, Finchley road underground station (Jubilee and Metropolitan lines). Golders green station (Northern) is also a short bus journey away.

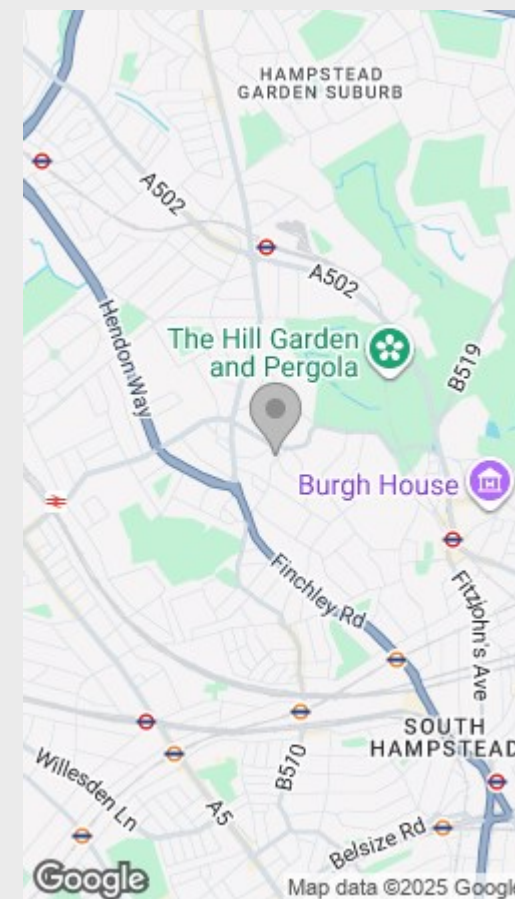
Key Features

- 5 bedroom 2 bathroom
- End of terrace
- 2001 sq ft / 185.89 sq m
- Pretty, mature rear garden
- Second floor balcony with far reaching views





Location





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Platts Lane

Hampstead NW3

£1,900,000

BEDROOMS

5

BATHROOMS

2

INTERNAL

2001.00 sq ft

EPC

LOCAL COUNCIL

Barnet

TAX BAND

G

TENURE

Freehold



Floorplan & EPC

£1,900,000

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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Approx Gross Internal Area 1984 Sq Ft - 184.31 Sq M
Approx Floor Area Including Restricted Heights 2001 Sq Ft - 185.89 Sq M
For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.53313
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

WAYNE & SILVER

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We would be delighted to tell you more
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