

LEXINGTONS



FOR SALE



Well Walk, London, NW3
£2,500 Per Month





12 Wells House Well Walk London, NW3 1LE

- 2 bedroom - 1 Bathroom - 1st Floor - Available from 20th March
- EPC C - Council Tax Band D (£2,010.57) - Dishwasher - Washing Machine - Separate Dryer
- 0,2m from Hampstead Underground Station
- High Ceilings - Double Glazing - Quiet Location - Part Furnished
- 0,1m from open spaces of Hampstead Heath - Communal Garden
- Kindly send an online enquiry via the property portal to arrange a viewing

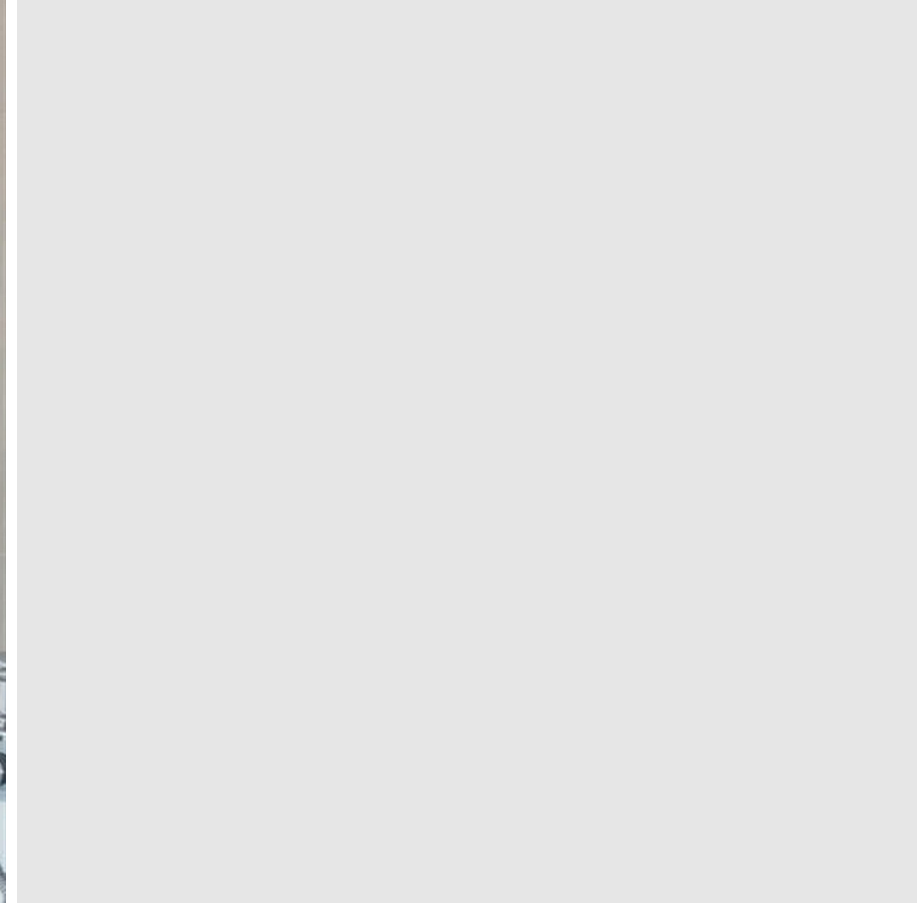
Nestled in the heart of Hampstead, this charming two-bedroom, one-bathroom flat offers an exceptional blend of comfort and convenience. Situated on the first floor on Well Walk NW3, the residence enjoys a prime location just 0.2 miles from the green spaces of Hampstead Heath and 0.3 miles from Hampstead Tube Station, ensuring easy access to both tranquil green spaces and excellent transport links. *Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

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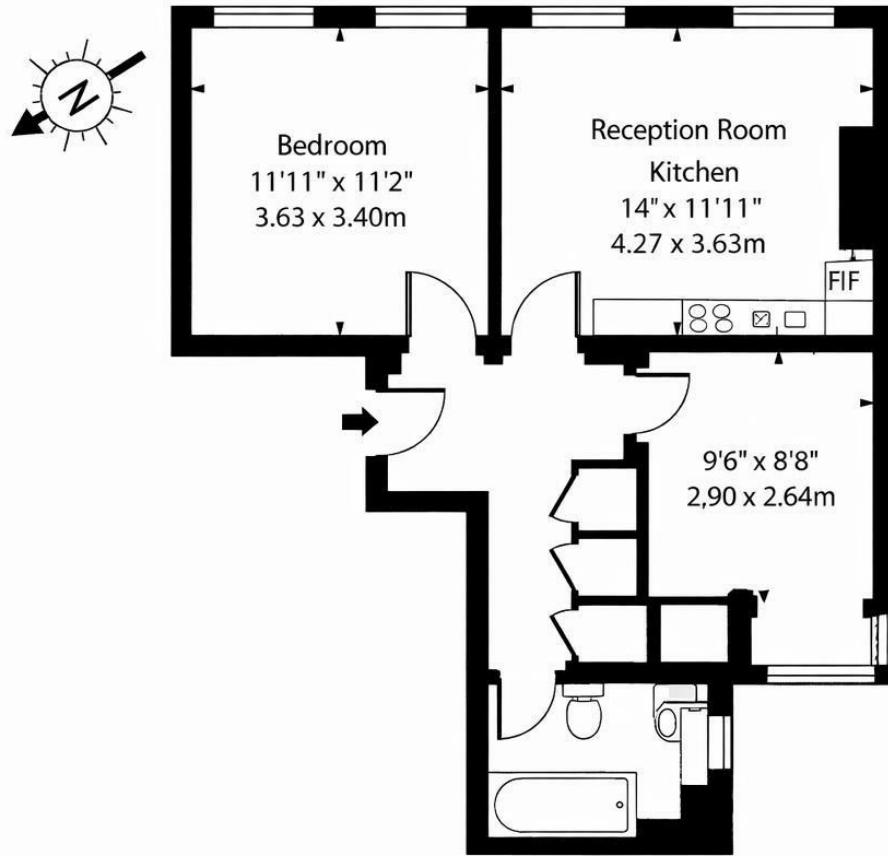




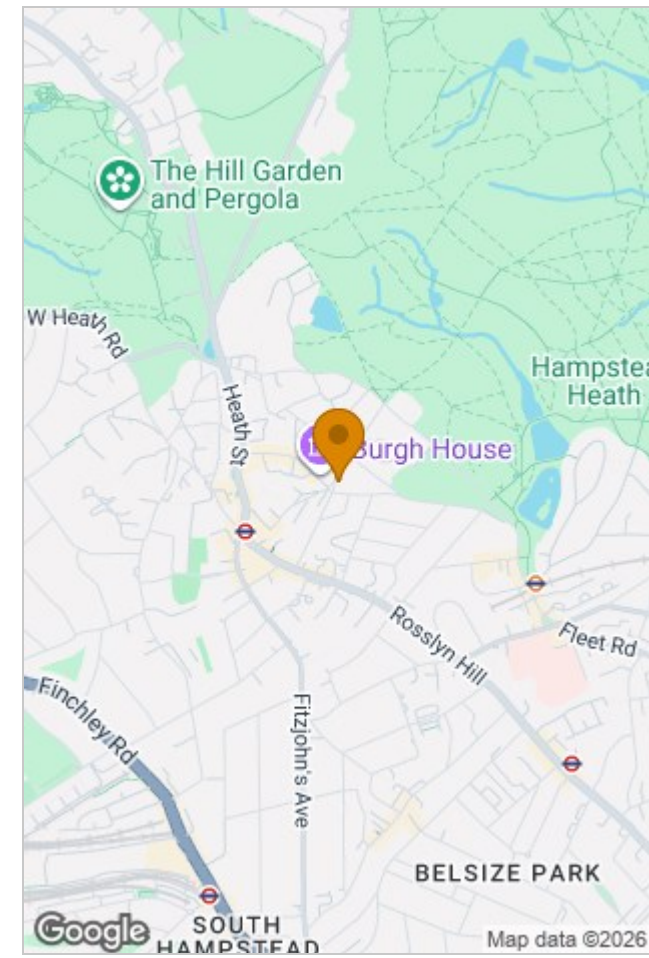
Directions







Well Walk, NW3 - 1st Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
		70	79			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Lexingtons Office on 02074357775

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.