

FLASK WALK
LONDON, NW3

GRANT J BATES
— PROPERTY —





A beautiful period home in Hampstead Village, renovated, with three bedrooms and two bathrooms

GJB

Flask Walk, London, NW3

Freehold

- Hampstead Village Setting
- Approx 1,093 Sq Ft
- Three Bedrooms
- Principal Suite
- Two Bathrooms
- Guest Wc
- Bespoke Kitchen
- Underfloor Heating
- Landscaped Garden
- Turnkey Condition

Description

Positioned along one of Hampstead Village's most characterful pedestrian streets, this beautifully refurbished three bedroom house sits moments from the cafés, independent shops and green open space that define Flask Walk and the Heath beyond.

Arranged over three floors and extending to near the 1,100 sq ft internally, the house blends period proportion with a refined, contemporary finish, underpinned by a thoughtful specification and strong architectural detailing throughout.

The ground floor is centred around a fabulous open plan reception and dining space, finished in rustic herringbone engineered oak flooring and Bauwerk limewash paint, with underfloor heating throughout. To the front, a bespoke kitchen is fitted with porcelain worktops, Gaggenau and Smeg appliances and a 4-in-1 boiling and filtered tap. To the rear, floor to ceiling Cortizo sliding doors draw natural light deep into the space and open directly onto the landscaped garden,

creating a seamless connection between inside and out. A discreet guest WC completes this level.

The first floor is dedicated to the principal suite, with bespoke fitted wardrobes and a refined en suite bathroom finished with Mandarin Stone, Claybrook and Quornstone tiles alongside Lusso fittings.

The second floor provides two further bedrooms and a beautifully appointed family bathroom, all finished with brand new carpets, and consistent material detailing.

Additional features include brand new timber sash windows, bespoke internal doors, Orac panelling and cornices, a Verisure alarm system and a Mistek fire suppression system.

Additional Information

Local Authority: London Borough of Camden

Council Tax Band: G

EPC Rating: D

Grant J Bates

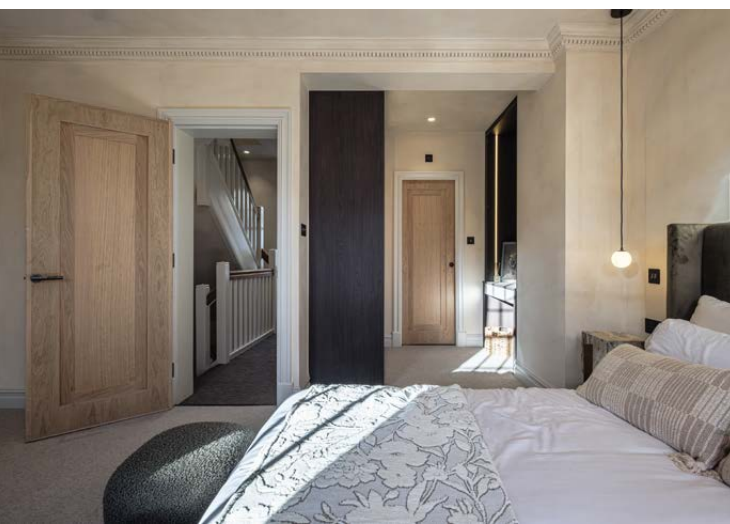
Director

0207 981 2584

grant@grantjbates.com

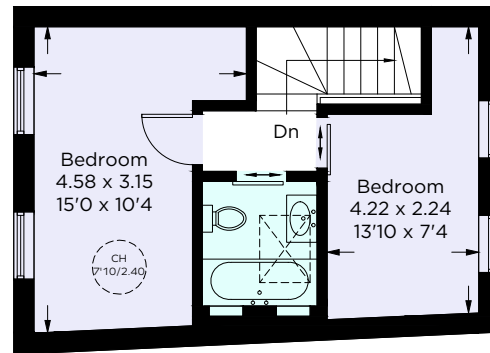




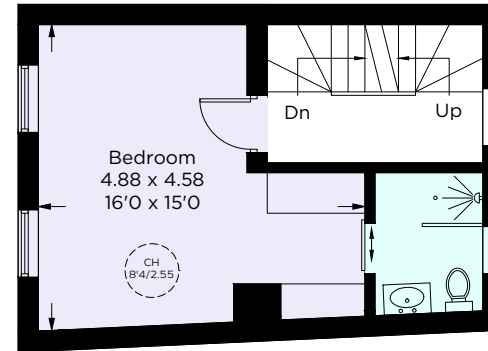




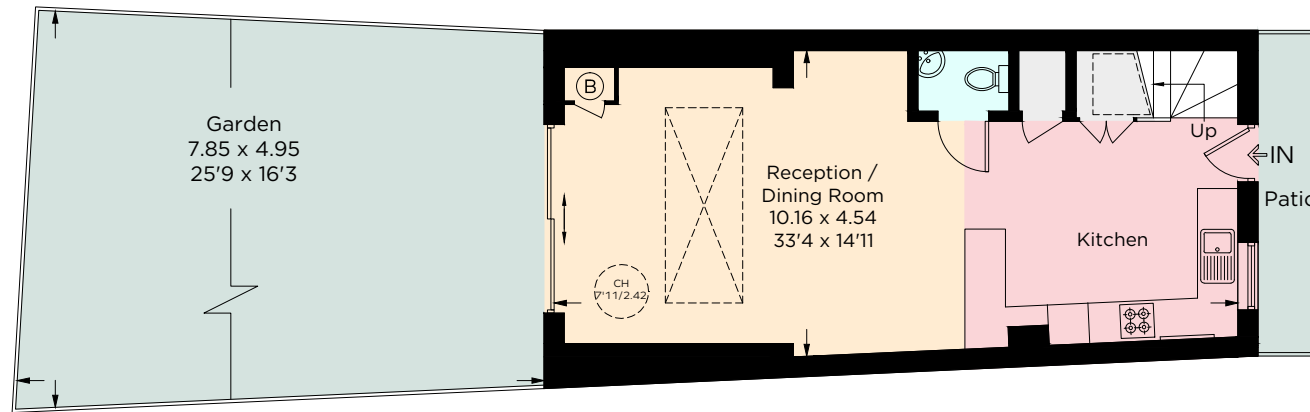
 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor



Ground Floor

Flask Walk

Approximate Gross Internal Area = 101.5 sq m / 1093 sq ft

Approximate Gross External Area = 47.3 sq m / 509 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.