



HUNTERS[®]
HERE TO GET *you* THERE



Hampstead High Street, London, NW3

Asking Price £1,250,000



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This fantastic 3-bedroom apartment is arranged over 3 floors and has a house-like feel, offering a great sense of space and an abundance of natural light throughout. There is a great-sized reception room with a feature fireplace and a separate fully integrated eat-in kitchen diner.

The principal bedroom has a vaulted ceiling with exposed beams, a balcony overlooking the famous Hampstead High Street, and an en-suite shower room. There are 2 additional double bedrooms, a family bathroom and a private terrace.

The apartment also comes with an additional en-suite studio room which would be ideal as a work-from-home office, or as separate accommodation for a nanny, or when friends and family come to stay.

This property's prime location is surrounded by restaurants and shops. Hampstead Underground Station (Northern Line) is 100 ft away, and Hampstead Heath is within walking distance.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

KEY FEATURES



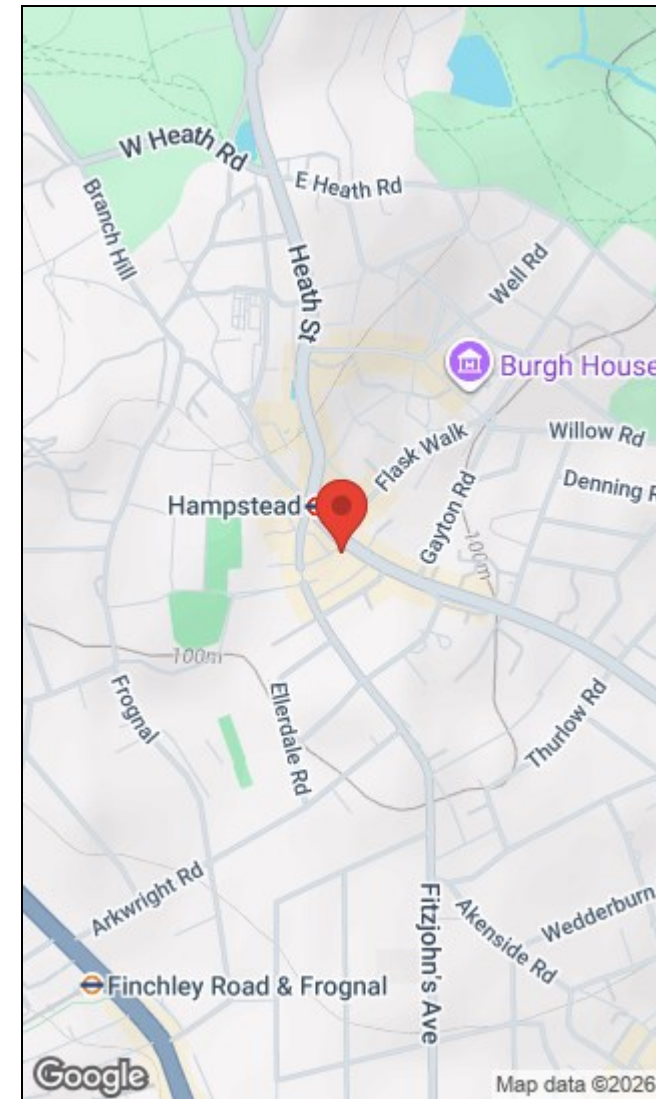


HAMPSTEAD HIGH STREET

Approximate Gross Internal Area
1,421 Sq.Ft / 132.01 Sq.m
Approx. Floor Area Including Restricted Heights - 1,568 Sq.Ft / 145.17 Sq.m
(Including Eaves Storage)



Measurements are approximate, not to scale



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			
63			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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			
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