

Spencer Walk, Hampstead
London, NW3

WAYNE & SILVER

The Property

A beautifully presented house nestled within a secure gated development just moments from Hampstead High Street.

This refurbished residence, spanning approximately 1,656 sq ft, offers stylish and contemporary living throughout. The ground floor features an impressive open-plan layout, including a modern kitchen and a spacious reception area that opens directly onto a private garden, perfect for entertaining or relaxing.

Accommodation includes a generously sized principal bedroom complete with an en-suite bathroom and dressing room, a second separate bedroom, two additional bedrooms (or optional 3rd bedroom living room), and a family bathroom. The home also benefits from a guest WC, a utility room, a rare underground secure parking space, and an on-site porter.

Spencer Walk is a highly sought-after and secure development, ideally located in the heart of Hampstead, just 50 metres from Hampstead Underground Station and within close proximity to the area's boutique shops, cafés, and restaurants.



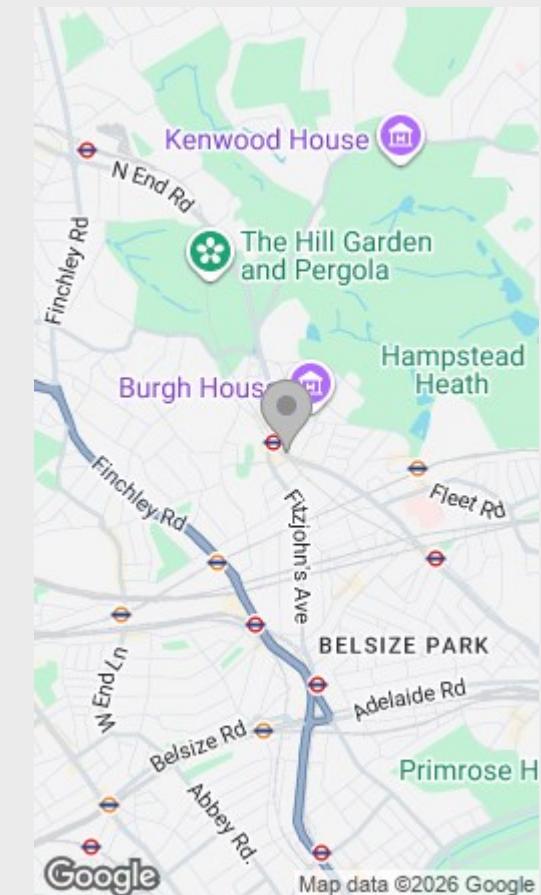
Key Features

- Gated development
- Secure underground parking
- On-site porter
- Private garden
- Located directly off of Hampstead High Street
- Recently refurbished





Location







Spencer Walk,

£2,550,000

BEDROOMS

BATHROOMS

4

2

INTERNAL

1656.00 sq ft

EPC

8

LOCAL COUNCIL

TAX BAND

Camden

G

TENURE

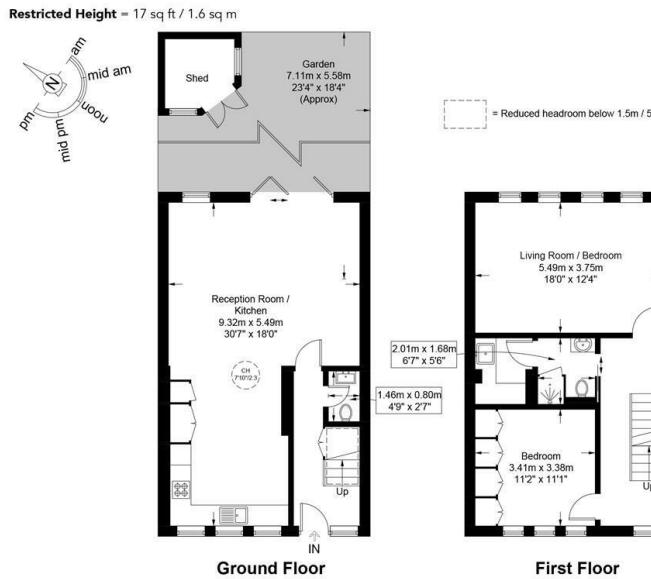
Leasehold

Floorplan & EPC

£2,550,000

Spencer Walk, NW3

Approximate Gross Internal Area = 1656 sq ft / 153.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer

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.

WAYNE
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

WAYNE & SILVER

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