



Spencer Walk | London | NW3

£8,950 Per month |

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ADN
RESIDENTIAL

An exceptional four-bedroom townhouse extending to approximately 1,633 sq ft (151.7 sq m), located within an exclusive gated development in the heart of Hampstead Village, offering 24-hour security, secure underground parking, a private rear patio and a first-floor terrace.

Designed to provide stylish and flexible living across three floors, the accommodation is centred around a spacious open-plan reception and kitchen, creating an ideal setting for both entertaining and family life. The principal bedroom suite occupies the first floor and benefits from an en-suite bathroom, private balcony and excellent natural light. Also on this level is a guest cloakroom and a versatile study, which could equally serve as a fourth bedroom, overlooking the picturesque Gardnor Road and Flask Walk.

The upper floor comprises two further well-proportioned double bedrooms, a contemporary family bathroom and access to a generous loft, providing valuable additional storage.

Ideally situated on Spencer Walk, the property is just moments from the cafés, restaurants and independent boutiques of Hampstead Village, as well as the open expanses of Hampstead Heath. Hampstead Underground Station (Northern Line) is only 0.07 miles away, offering swift connections into the West End, the City and beyond.

Council Tax: Camden – Band G
Security Deposit: £12,392.28
Holding Deposit: £2,065.38
Deposits shown are based on a Common Law Tenancy Agreement.

- Four Bedrooms
- Reception Room
- Two Bathrooms
- Private Patio
- Modern Kitchen
- Spacious Loft
- Underground Parking
- Balcony

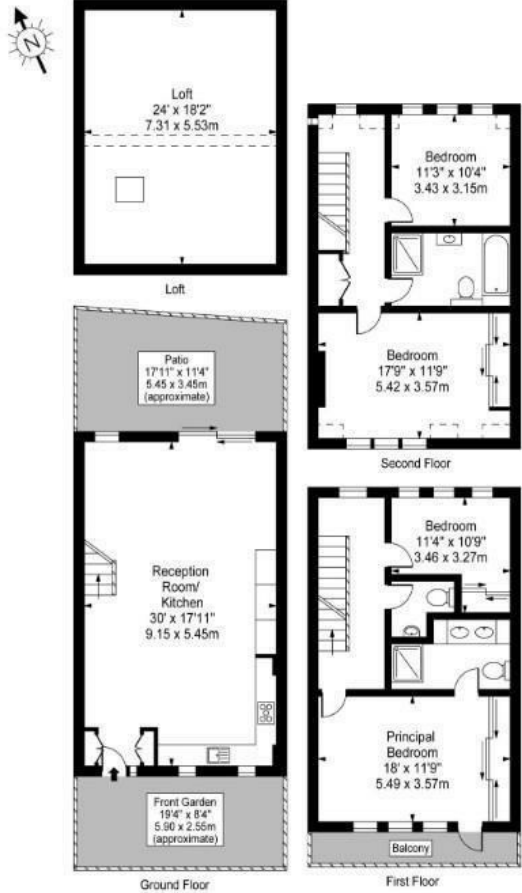
Council Tax Band: G
EPC: C



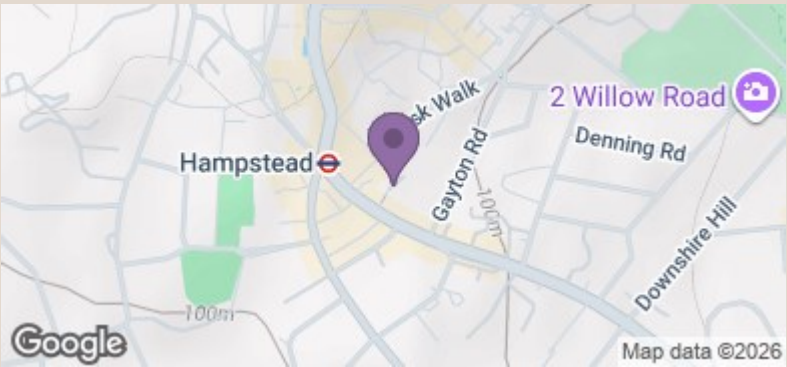




Spencer Walk, NW3 1QZ



Approx Gross Internal Area 1633 Sq Ft - 51.71 Sq M
Approx Floor Area Including Restricted Heights & Loft 2083 Sq Ft - 193.54 Sq M



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		75	83
		EU Directive 2002/91/EC	

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