



East Heath Road, Hampstead, NW3

Asking Price: £1,300,000

 Benham
& Reeves

East Heath Road, Hampstead, NW3

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A delightfully bright and lateral three bedroom, two bathroom (one ensuite) apartment comprising 1,143sqft / 106.2sqm (inc. garage) set across the first floor of a beautiful and distinguished detached period building ideally located in a quiet setting across the road from Hampstead Heath.

Further benefits include a private lock-up garage, use of a tranquil communal garden, beautiful wood-flooring running through most of the apartment, modern fully-fitted kitchen and two modern bathrooms (one ensuite to the principal bedroom).

This wonderful and welcoming home is enviably located in a turning off of East Heath Road, which abuts Hampstead Heath and is within close proximity to the boutiques and cafes of Hampstead High Street, Hampstead Underground Station (Northern Line) and Hampstead Heath Overground Station.

Please note that this property is currently rented and furnished

- 3 Bedrooms
- 2 Bathrooms (one ensuite to the principal bedroom)
- First Floor Apartment
- Private Lock-up Garage
- Communal Garden
- Located in a turning opposite Hampstead Heath
- Close to outstanding primary schools
- Tranquil setting
- Chain-Free

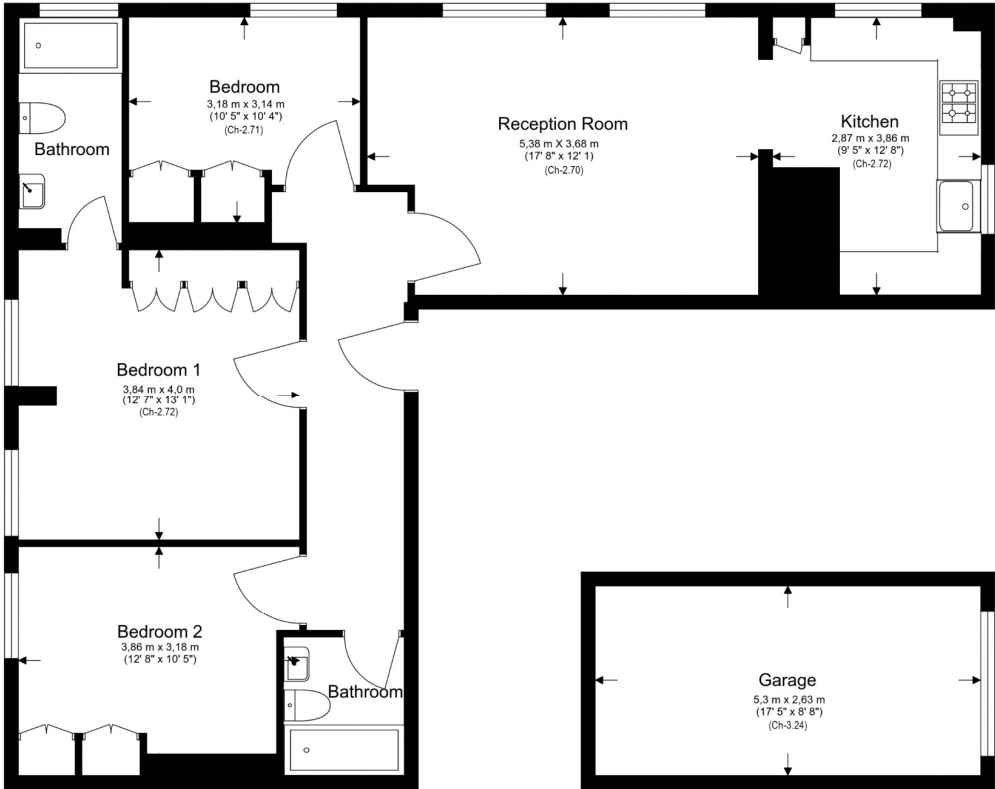


East Heath Road, Hampstead, NW3



Ladywell Court, East Heath Road, NW3

Approximate Area - 92.2 Sq m / 992 Sq ft
Garage - 14.0 Sq m / 151 Sq ft
Total - 106.2 Sq m / 1143 Sq ft
Including Limited Area (1.3 Sq m / 14 Sq ft)



First Floor

Approximate Area - 92.0 Sq m - 990 Sq ft
Including limited use area (1.3 Sq m / 14 Sq ft)

Ground Floor

Approximate Area - 14.0 Sq m / 151 Sq ft
(Not Shown in actual location/ Orientation)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,300,000
Tenure:	Leasehold Expires 24/03/2145 Approximately 121 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,581.00 approx. (per annum) 2024

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240023

T: 020 7435 9681
E: hampstead.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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