



Vale of Health, Hampstead, NW3

Asking Price: £1,350,000

Benham
& Reeves

Vale of Health, Hampstead, NW3



 3 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A rare opportunity to create a superb three-bedroom, two-bathroom lateral apartment approaching 1,003 sq. ft. with exceptional views directly over the ponds at Hampstead Heath.

The property has been stripped and is in a shell and core condition, which allows the incoming purchaser to choose their layout to utilise the space for their individual needs. The flat enjoys access to well-maintained communal gardens which run down to the waterside and a secure allocated off-street parking space.

Vale of Health is a unique, tranquil hamlet surrounded by Hampstead Heath, whilst remaining within walking distance of the village with its multiple shopping, restaurants and transport facilities.





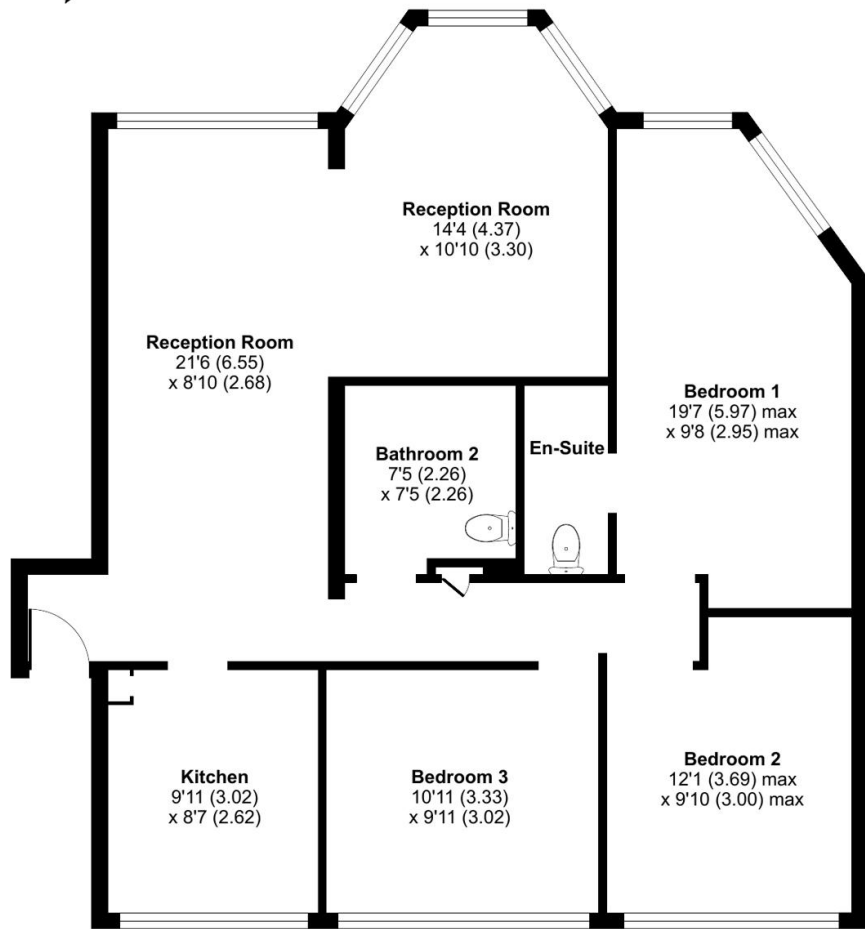
Property Features:

- Accommodation could provide:
- 3 Bedrooms
- En-Suite Shower Room/W.C.
- Bathroom
- Kitchen
- Reception Room
- Communal Gardens
- Allocated Underground Parking
- Direct Views over the Lake



Spencer House Vale Of Health, London, NW3

Approximate Area = 1003 sq ft / 93.1 q m
For identification only - Not to scale



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	62 D
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£1,350,000
Tenure:	Share of Freehold Expires 25/12/2997 Approximately 972 Years Remaining
Service Charge:	£7,709 per annual
Ground Rent:	Peppercorn

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250066

T: 020 7435 9681

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