

Spencer Walk, Hampstead  
London, NW3

WAYNE & SILVER

# The Property

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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

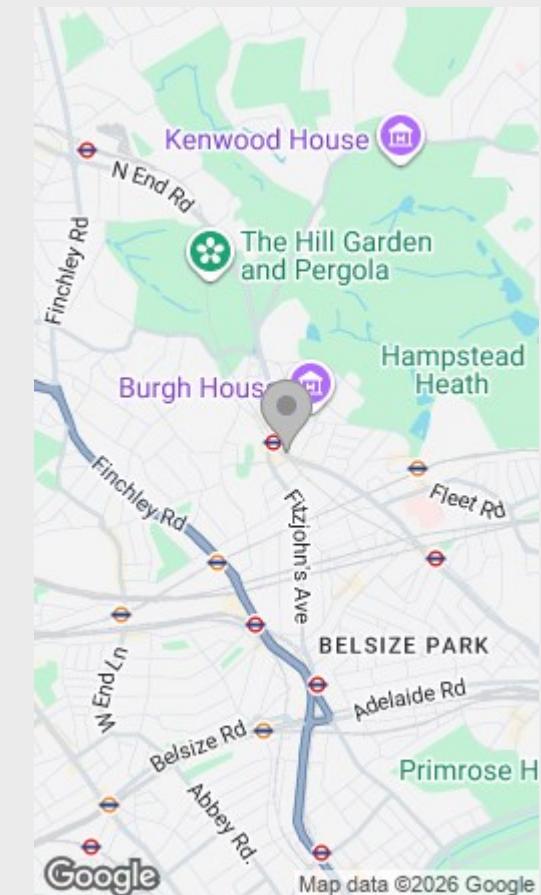
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- Gated development
- Secure underground parking
- On-site porter
- Private garden
- Located directly off of Hampstead High Street
- Recently refurbished





## Location







# Spencer Walk,

£2,550,000

## BEDROOMS

## BATHROOMS

4

2

INTERNAL

1656.00 sq ft

EPC

8

## LOCAL COUNCIL

## TAX BAND

## Camden

G

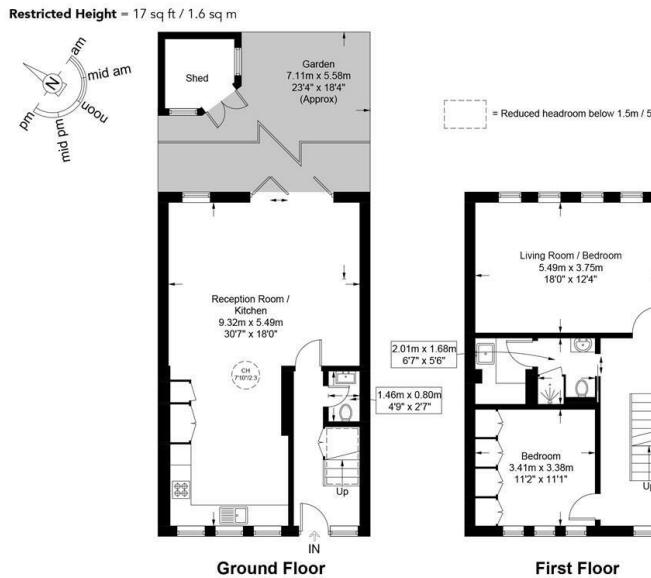
TENURE  
Freehold

# Floorplan & EPC

£2,550,000

## Spencer Walk, NW3

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



Certified  
Property  
Measurer

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.

## IMPORTANT INFORMATION

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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

41 Heath Street  
Hampstead  
London  
NW3 6UA

[wayne-silver.com](http://wayne-silver.com)

We would be delighted to tell you more  
020 7431 4488  
[info@wayne-silver.com](mailto:info@wayne-silver.com)

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