

Well Walk
London, NW3

WAYNE & SILVER



The Property

Set along one of Hampstead's most desirable and historic streets, this lateral apartment on Well Walk, NW3 offers an excellent opportunity to acquire a beautifully positioned property just moments from the Heath and the village.

This well-presented first-floor apartment offers generously proportioned living space with bright, welcoming interiors and two well-sized bedrooms. Set within a purpose-built block, the property also benefits from access to well maintained communal gardens.

Five minutes walk from Hampstead Underground Station, with the shops, cafés and restaurants of Hampstead High Street close by, and Hampstead Heath Overground Station also within easy reach.

Offered with a guide price of £760,000, and available with no upward chain.

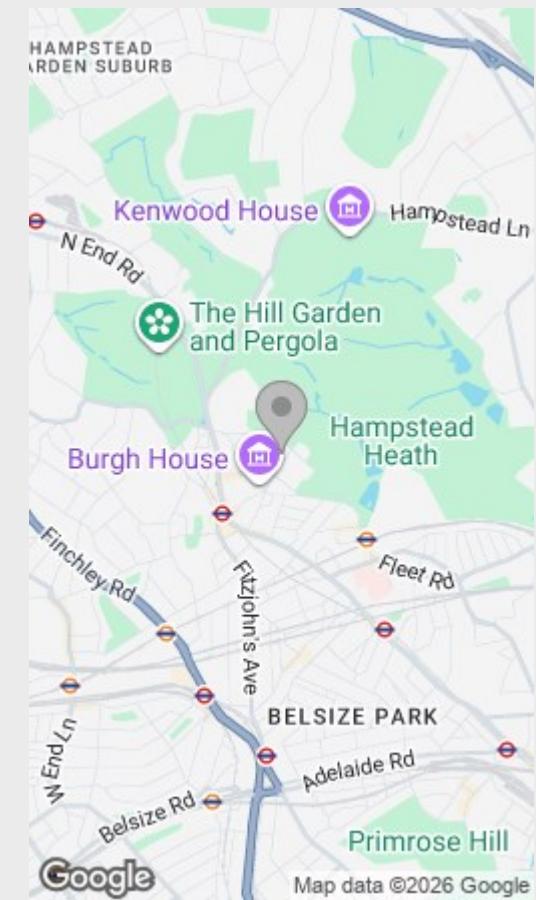
Key Features

- Prime location
- Communal gardens
- No upward chain
- Balcony
- Ample storage





Location







Well Walk

£760,000

BEDROOMS

2

BATHROOMS

1

INTERNAL

716.00 sq ft

EPC

C

LOCAL COUNCIL

Camden

TAX BAND

D

TENURE

Leasehold

Floorplan & EPC

£760,000



The Wells House, Well Walk, London, NW3

Approximate Gross Internal Area Inc. Storage 66.52 sqm / 716 sqft

Approximate Gross Internal Area 63.42 sqm / 682 sqft



First Floor

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.

THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY **ARCHIMEDIA** web: www.archi-media.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lessor. Specifically no guarantee is given on the gross internal floor area or the property is quoted on this plan and any figures given to internal guidance only and should be treated as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(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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We would be delighted to tell you more
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