



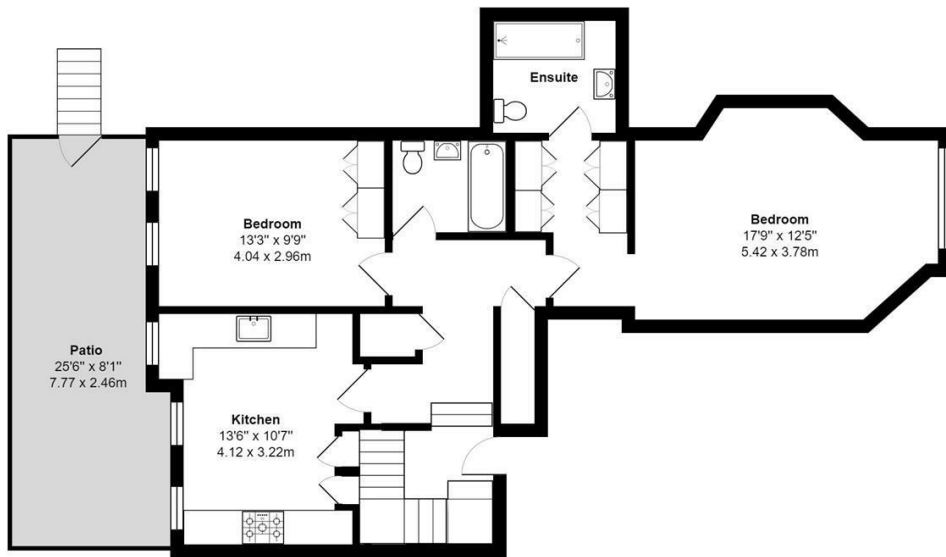
## Holly Walk, Hampstead NW3 £1,395,000 Subject to contract

A rare chance to purchase a truly wonderful apartment offering a magnificent reception room with period features, situated in a Grade II listed building nestled in this quiet, historic location only a short walk from Hampstead High Street.

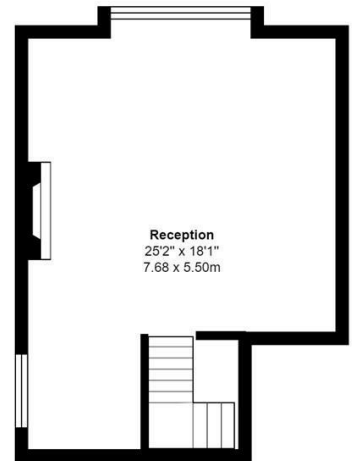
This duplex apartment offers circa 1232 sq ft (114.4 sqm) and is arranged as a stunning double-aspect reception room with a beautiful ornate ceiling, a large fireplace, traditional wooden paneling, and solid wood floors. Stairs lead down to a well-proportioned and fully equipped eat-in kitchen, a double bedroom, a family bathroom and a principal bedroom suite with a dressing area leading to a contemporary shower room en-suite.

Moreton House is Grade II listed building designed by Thomas Gardner in 1896 and is a fine example of the beautiful architecture Hampstead Village offers its residents', in addition to its peaceful and quiet location being only a short walk to the 800 acres of wild park and woodland of Hampstead Heath and also the boutique shops, cafes and restaurants of Hampstead High Street.





Lower Ground Floor



Ground Floor



Moreton House, Holly Walk, NW3

Total Gross Area Approx : 1232 ft<sup>2</sup> ... 114.4 m<sup>2</sup>

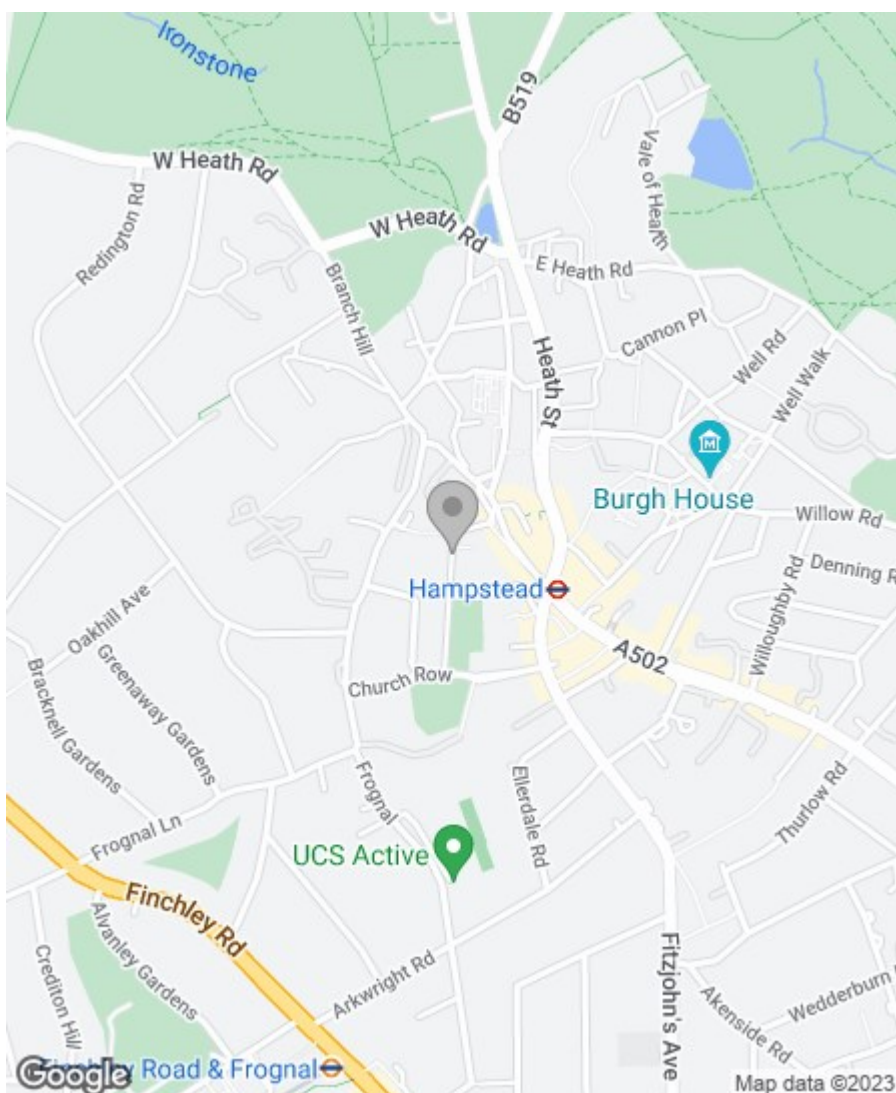
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	Hampstead, NW3
Price	£1,395,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Share of Freehold
Council	
Tax Band	G
Current Ground Rent	
Service Charge	
Term	

## Key Features

- Grade II Listed Building
- Wonderful Location
- Duplex Apartment
- Rear Patio
- Off Street Parking
- Superb reception room
- Period Features and Fire Place
- 2 Double Bedrooms
- 2 Bathrooms
- Eat in Kitchen



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

