



## Pond Street, Hampstead NW3 £25,000 Per Annum Not specified

This magnificent first-floor office occupies a key position on the coveted Pond Street moments to Hampstead Heath and all the amenities the area has to offer.

Offering circa 590 sq ft and comprising a bright office with high ceilings and large sash windows to the front aspect, a rear kitchen/office area, and a private WC.

Suitable for a variety of uses.



**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	Hampstead, NW3
Price	£25,000 Per Annum
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Not specified

## Key Features

- No Premium
- New Lease
- Available now
- High Ceilings
- Great Space
- Great Location



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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).

