

### West Hampstead Office

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## ARDWICK ROAD, WEST HAMPSTEAD, NW2

£1,375 per week

### Preliminary Details

This unique property benefits from a large eat-in fully equipped kitchen with limestone flooring, 35' through lounge, good size study, and guest cloakroom. The ground floor has walnut flooring throughout. The master bedroom suite features a large dressing room & ensuite bathroom. Further benefits include fitted wardrobes & excellent storage throughout, and south-west facing rear garden. The house is ideally situated close to all local amenities.



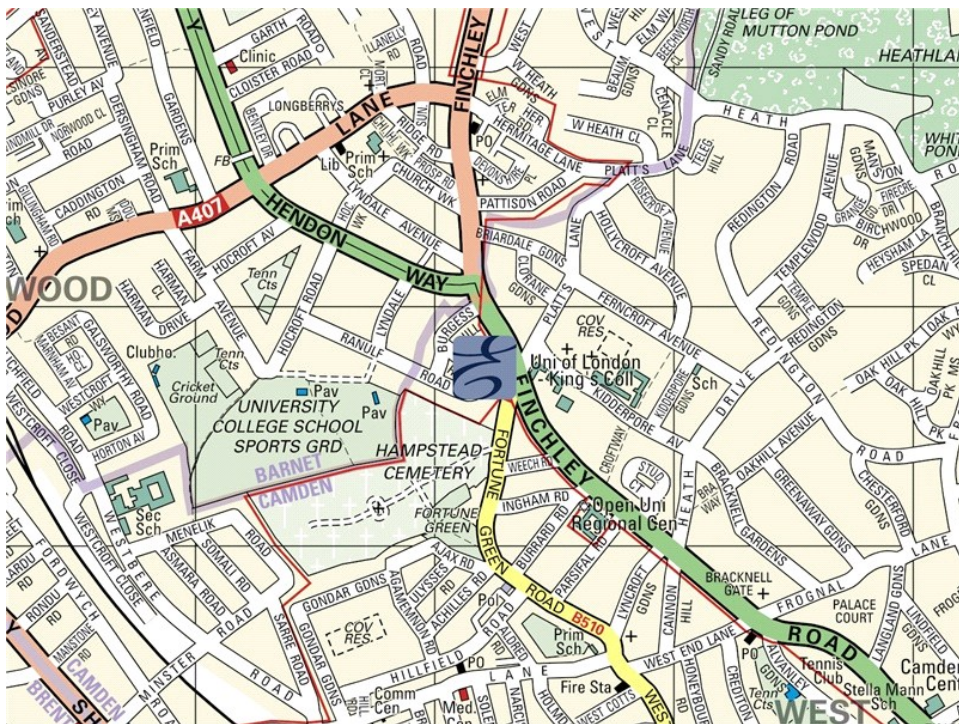
**6 Bedrooms • 5 Bathrooms**

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## Area Overview

West Hampstead is one of London's best kept "villages" and has always been hugely popular among young professionals and small families looking to move out to a leafy suburb with a great sense of community, whilst wanting to remain a stone's throw away from Central London. The main focus of the area and local community is West End Lane which boasts a fantastic variety of independent cafes, bakeries, boutiques and bars, ranging from cheap eats to trendy gourmet options with many offering live music and entertainment during the week.

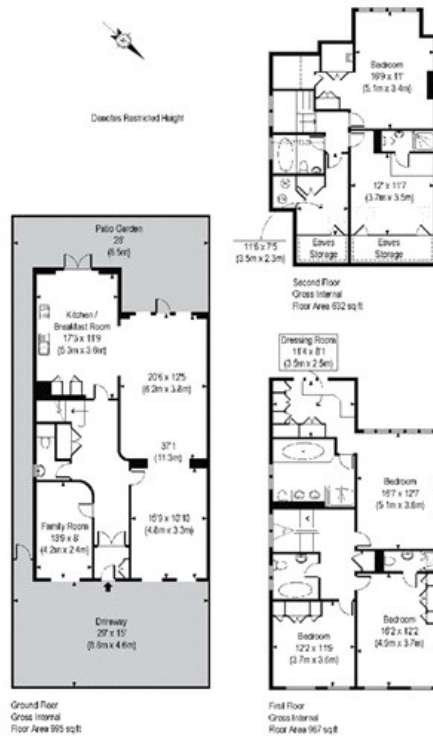


Ardwick Road, West Hampstead ➡ Cricklewood (0.7M), ➡ West Hampstead (0.8M), ➡ Finchley Road & Frognal (0.8M)



## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

ARDWICK ROAD  
 NW2  
 Approximate gross internal area 2594 sq ft - 241 sq m



For illustrative purposes only  
 Not to scale

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>62</b>	<b>67</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR ARDWICK ROAD, WEST HAMPSTEAD, NW2



### Fortune Green

Fortune Green is a haven of tranquility just to the north of West Hampstead. It was originally part of the district of Hampstead but became physically separated from it by the building of the new turnpike road (now Finchley Road) in the 1830s.

🚶 300m (5 mins) from Ardwick Road



### The Wet Fish Cafe

Once a classic "wet fish shop" in the 1900s, The Wet Fish Cafe is now in its 7th year and is one of the most popular eateries on West End Lane. It is renowned for its 'modern comfort food', extensive wine list and fresh ingredients.

🚶 800m (13 mins) from Ardwick Road



### Hampstead Heath

The heath is rich in history and heritage, flora and fauna and is composed of nearly 800 acres of magical glades and woodland, heathland and meadows. With its ponds and valleys and hedgerows and ancient trees, the area is also a rich habitat for kingfishers, reed warblers and all three species of British woodpeckers, which breed here, as well as a host of other creatures.

🚶 1000m (17 mins) from Ardwick Road



### New Thameslink Station

After 18 months of construction and redevelopment, the new West Hampstead Thameslink station has reopened. The new station is part of a £6bn scheme to introduce longer and more frequent trains on the route from Bedford to Brighton.

🚶 1100m (18 mins) from Ardwick Road



### Everyman Cinema

An independent cinema showing a full range of Hollywood blockbusters as well as more contemporary artistic features.

🚶 1200m (20 mins) from Ardwick Road



### Holly Bush

The Holly Bush stands out from the crowd as being one of the few pubs that has managed to resist gentrification but still pulls in the crowds in droves. The restaurant upstairs also does a roaring trade.

🚶 1200m (20 mins) from Ardwick Road