

West Hampstead Office

322 West End Lane
London
NW6 1LN

T 020 7794 1000
F 020 7794 7444
E westhampstead@edmundcude.com

**PERRINS LANE, HAMPSTEAD, NW3**
£1,100 per week**Preliminary Details**

Set on a secluded residential road in the heart of sought-after Hampstead, this stunning three bedroomed house offers exceptionally stylish living space arranged over two floors and includes a breathtaking roof terrace and off-street parking. The property comprises a gorgeous reception room with spiral staircase to the terrace, a fantastic kitchen with top-of-the-range integrated appliances, generous master bedroom with fitted wardrobes, superb second bedroom with access onto the roof terrace, third bedroom, smart shower room and impressive bathroom with contemporary features. The property is situated just moments from the wide range of shops, bars and restaurants that Hampstead has to offer. Local transport links include Hampstead Underground Station (Northern Line).

**3 Bedrooms • 2 Bathrooms**

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Area Overview

The concept of London being made up of a series of villages is illustrated no better than in the delightful north London suburb of Hampstead. Georgian in character and adorned with 800 acres of rolling heathland, Hampstead has always been a centre for literary activity and the intelligentsia. Hundreds of small shops, very good restaurants and lively pubs add yet more allure. Despite its beauty, Hampstead remains relatively untouched by the tourist hoards and has enduring appeal.



Perrins Lane, Hampstead  Hampstead (0.1M),  Hampstead Heath (0.5M),  Finchley Road & Frognal (0.5M)

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

PLACES OF INTEREST NEAR PERRINS LANE, HAMPSTEAD, NW3



Everyman Cinema

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

🚶 200m (3 mins) from Perrins Lane



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.

🚶 300m (5 mins) from Perrins Lane



The Wells Tavern

The Wells, whilst being a delightful pub in its own right has made a name for itself with its award winning cooking, being featured in both the Good Food Guide and the newly launched Egon Ronay Guide.

🚶 500m (8 mins) from Perrins Lane



O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 900m (15 mins) from Perrins Lane



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 Perrins Lane



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.

🚶 1100m (18 mins) from Perrins Lane