

West Hampstead Office

322 West End Lane
London
NW6 1LN

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

**WEDDERBURN ROAD, HAMPSTEAD, NW3**

£495 per week

Preliminary Details

A spacious two bedroom flat in a fantastic location on a quiet residential road on the border of Hampstead and Belsize Park, providing easy access to all the shops, restaurants and bars they both offer and a short walk from Hampstead Heath. The property boasts good natural light and benefits from a large reception room, two double bedrooms with fitted wardrobes, a fully fitted kitchen with integrated appliances and a bathroom with separate WC. This property would be ideal for a professional couple or professional sharers. It is offered unfurnished and is available from 22nd May.

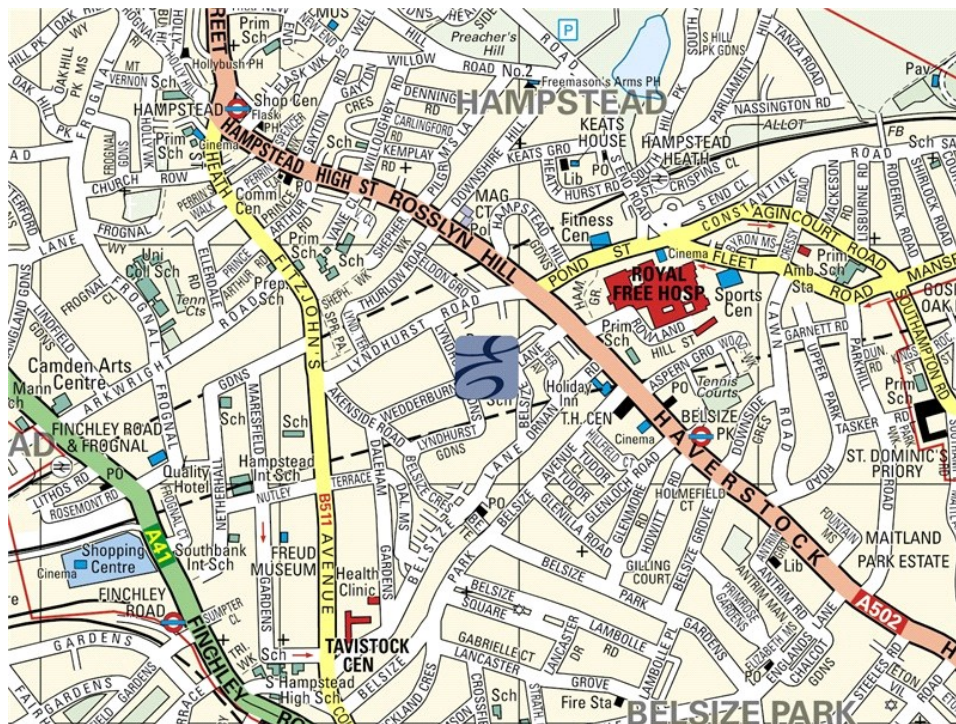
**2 Bedroom • 1 Bathroom**




322 West End Lane, London, NW6 1LN
T 020 7794 1000 F 020 7794 7444 E westhampstead@edmundcude.com
www.edmundcude.com



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.



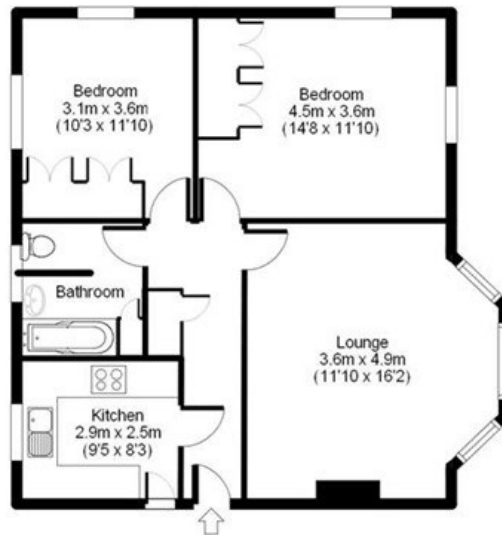
Wedderburn Road, Hampstead  Belsize Park (0.3M),  Hampstead Heath (0.3M),  Hampstead (0.4M)

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

Belsize Court NW3

APPROX GROSS INTERNAL FLOOR AREA: 729 sq. ft / 68 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	65	(55-68) D	57	58
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR WEDDERBURN ROAD, HAMPSTEAD, NW3



Everyman Cinema

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

🚶 800m (13 mins) from Wedderburn Road



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.

🚶 800m (13 mins) from Wedderburn 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.

🚶 900m (15 mins) from Wedderburn Road



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 Wedderburn 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.

🚶 1400m (23 mins) from Wedderburn 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.

🚶 1500m (25 mins) from Wedderburn Road