

**West Hampstead Office**

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**HEATH STREET, HAMPSTEAD, NW3**  
**£750 per week****Preliminary Details**

We are delighted to offer this newly refurbished four double bedroom flat, with four en-suite shower rooms. Situated in the heart of Hampstead this beautiful apartment benefits a fully fitted kitchen, spacious reception room, gas central heating and a separate family bathroom. Other benefits include its prime location being moments from Hampstead tube station and all the local shops and restaurants. The apartment is also equipped with all mod cons including Plasma TVs; an ideal property for sharers.

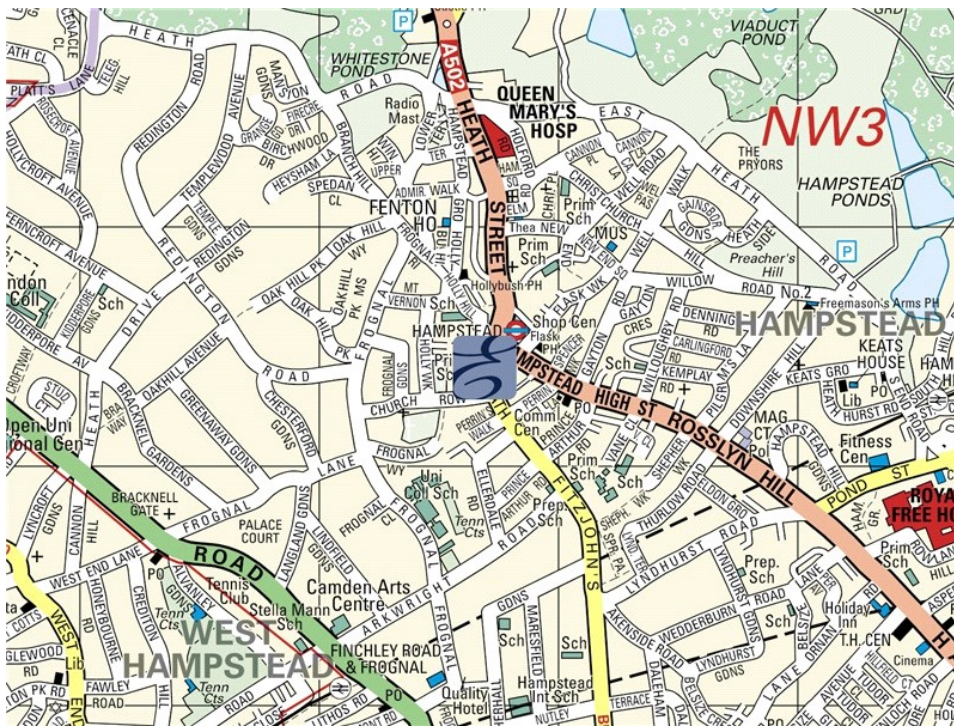
**4 Bedrooms • 5 Bathrooms**

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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.



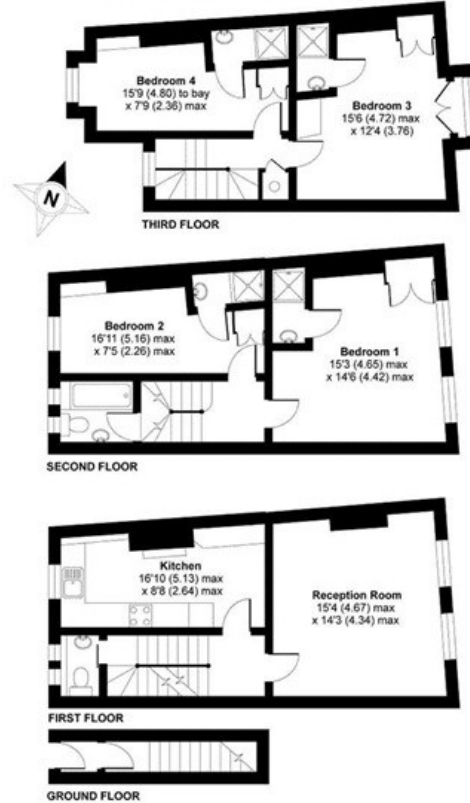
Heath Street, Hampstead  Hampstead (0.0M),  Finchley Road & Frognal (0.5M),  Hampstead Heath (0.5M)



## 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 |

### Heath Street, London NW3

APPROX. GROSS INTERNAL FLOOR AREA 1317 SQFT / 122.3 SQM



| Energy Efficiency Rating                           |                         |   | Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |   |
|--|-------------------------|---|---|-------------------------|---|
|  | Current                 | Potential   |   | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   | <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |   |
| (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>                                   |                         |   | (55-68) <b>D</b>  |                         |   |
| (39-54) <b>E</b>                                   |                         |   | (39-54) <b>E</b>  | 48                      | 48  |
| (21-38) <b>F</b>                                   | 28                      | 28  | (21-38) <b>F</b>  |                         |   |
| (1-20) <b>G</b>                                    |                         |   | (1-20) <b>G</b>   |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   | <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |   |
| <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 HEATH STREET, HAMPSTEAD, NW3



### Everyman Cinema

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

🚶 0m (0 mins) from Heath Street



### 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.

🚶 200m (3 mins) from Heath Street



### 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 Heath Street



### 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.

🚶 900m (15 mins) from Heath Street



### 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 Heath Street



### 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.

🚶 1000m (17 mins) from Heath Street