

### **West Hampstead Office**

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## **MULBERRY CLOSE, HAMPSTEAD, NW3**

**£670 per week**

### **Preliminary Details**

A spacious two bedroom, 1 bathroom house set within this charming cul-de-sac, centrally located for Hampstead underground station and the various surrounding shops, bars and cafes. Set over three floors, the property offers a bright 18' reception room with semi open-plan fitted kitchen, bathroom and spacious 14' bedroom with built in wardrobes. Further benefits include a terrace off the reception room and private garage. Available now



**2 Bedrooms • 2 Bathrooms**

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## Area Overview

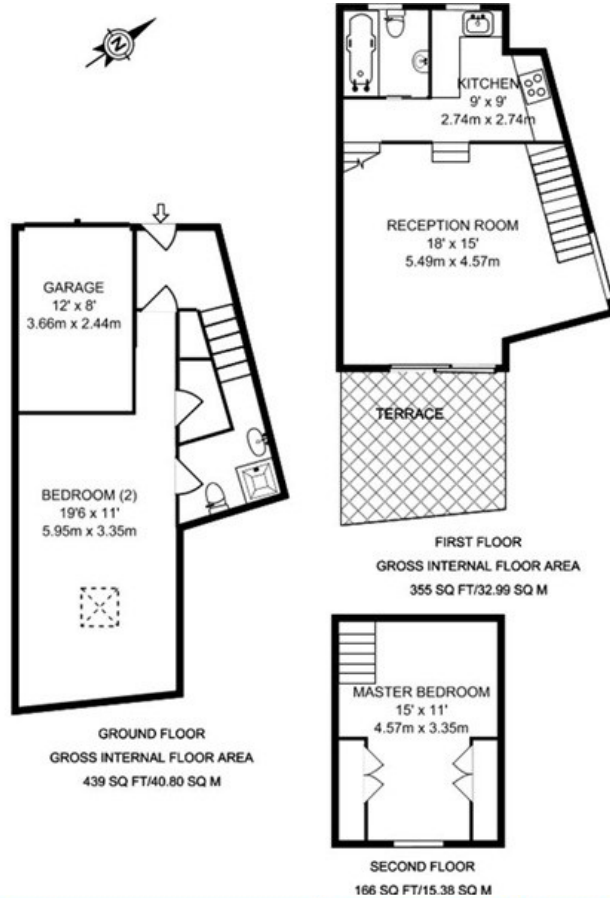
The concept of London being made up of a series of villages is illustrated no better than in the delightful north London suburb of Hampstead. Georgian in character and adorned with 800 acres of rolling heathland, Hampstead has always been a centre for literary activity and the intelligentsia. Hundreds 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.





Mulberry Close, Hampstead  Hampstead (0.2M),  Hampstead Heath (0.3M),  Belsize Park (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



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>	49	59	(39-54) <b>E</b>	43	51
(21-38) <b>F</b>			(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 MULBERRY CLOSE, HAMPSTEAD, NW3



### **Everyman Cinema**

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

🚶 400m (7 mins) from Mulberry Close



### **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.

🚶 500m (8 mins) from Mulberry Close



### **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 Mulberry Close



### **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 Mulberry Close



### **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.

🚶 1200m (20 mins) from Mulberry Close



### **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.

🚶 1300m (22 mins) from Mulberry Close