



1 Bedroom Flat
Hampstead High Street
London NW3

- Newly Refurbished One Bed
- Lift
- Fantastic Location
- Washer / Dryer

Price: £530.77 pw / £2,300 pcm



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We are delighted to bring to the market for the first time in 14 years this exceptional, newly refurbished one double bedroom apartment, superbly positioned on Hampstead High Street and just a four-minute walk from Hampstead Underground Station (Northern Line). Located on the first floor of a well-maintained building with lift access, the property has been renovated to a high standard throughout. Features include stunning new hardwood flooring and a beautifully designed contemporary kitchen/reception room offering an abundance of storage, wood worktops, full height fridge freezer, induction hob, oven, dishwasher, washer dryer and an impressive larder cupboard-ideal for modern living and entertaining. The apartment further benefits from a luxurious new bathroom suite complete with a full-sized bath, heated towel rail and built-in shower with rainforest showerhead. The bedroom is generously proportioned, easily accommodating a king-size bed, and includes two built-in wardrobes providing excellent storage. Perfectly located, Hampstead Heath Station is also within a four-minute walk, with the open green spaces of Hampstead Heath just six minutes away. Residents will enjoy immediate access to the area's renowned selection of shops, cafés and restaurants right on the doorstep. This is a rare opportunity to secure a truly fabulous home in one of North London's most desirable locations-early viewing is highly recommended.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.