



# A well-presented two bedroom duplex apartment with parking.

**Britten Close, London, NW11**

£550,000 Leasehold (160 years remaining)





**A bright and spacious two bedroom duplex. • Private balcony • Parking • Close to amenities and transport links. • Close to the Hampstead Heath.**

### About this property

This bright apartment comprises a large reception room, kitchen with integrated appliances and a guest cloakroom on the second floor. The third floor offers a principal bedroom with en suite shower room and private balcony. This is a second well-proportioned bedroom as well as a separate family bathroom on this floor.

### Local Information

The apartment is located close to the borders of the historic Hampstead Garden Suburb. It is approximately 0.2 miles away from Hampstead Heath, London's largest ancient parkland famed for its bathing ponds and acres of open heathland (1.9 miles), as well as offering far-reaching views across London. Golders Green tube station is only 0.4 miles away with quick links to London.

Locally, you'll find historic buildings including Kenwood House which hosts a range of open-air concerts during the summer and Hampstead Theatre, home to a number of emerging and established writers, promising fresh contemporary performances.

Parliament Hill in Hampstead Heath is one of the finest vantage points in London. The view of St Paul's and the City, Canary Wharf and beyond reminds you how close it is, but surrounded by the ancient landscape of the Heath, it seems a world away.

### Tenure

Leasehold (160 years remaining)

### Local Authority

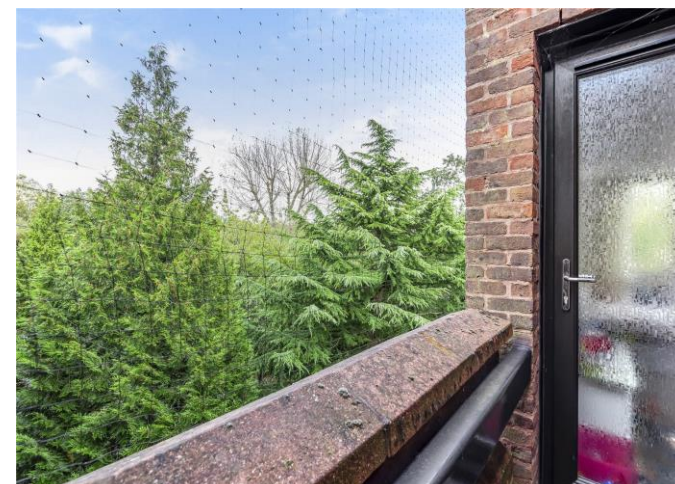
London Borough Of Barnet

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.







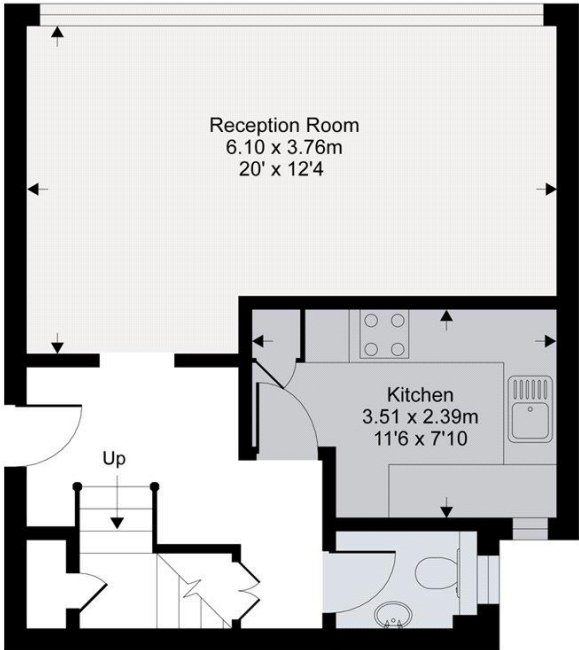
Britten Close, London, NW11  
Gross Internal Area 865 sq ft, 80.4 m²

James Diaper  
Hampstead  
+44 (0) 20 7472 5000  
jdiaper@savills.com

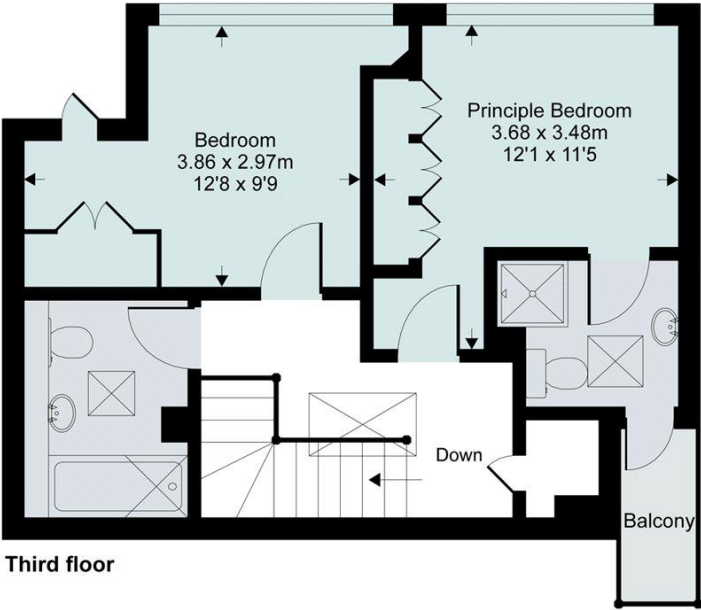
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Approximate Area = 865 sq ft / 80.3 sq m  
For identification only - Not to scale




Second floor



Third floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 771745

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-4) <b>A</b>	64	76
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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