



## BEAUTIFULLY PRESENTED PERIOD COTTAGE ON THE EDGE OF HAMPSTEAD HEATH

VALE OF HEALTH, HAMPSTEAD, LONDON, NW3

Guide Price £1,395,000 - Freehold

savills



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LONDON, NW3

**Guide Price £1,395, 000 - Freehold**

Reception/ dining room • kitchen • master  
bedroom suite • 2nd bedroom • family bathroom  
• patio

• EPC Rating = E

Council Tax = G

## Situation

The Vale of Health is a beautiful quaint enclave bordering on Hampstead Village and set in the green open spaces of Hampstead Heath.

The property is ideally located for transport, Hampstead Underground Station (Northern Line) is approximately 950 metres away and Hampstead Heath Overground Station is approximately 1.2km distant, providing frequent services to Stratford and South West London.

## Description

Situated on the edge of Hampstead Heath, this beautifully presented cottage has a bright and spacious open-plan reception room which features wooden floors, a fireplace, and double doors leading onto a charming patio terrace. There is a fully fitted kitchen, a master bedroom suite, a further bedroom with generous wardrobe space, a spacious further bathroom and study/dressing area.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.

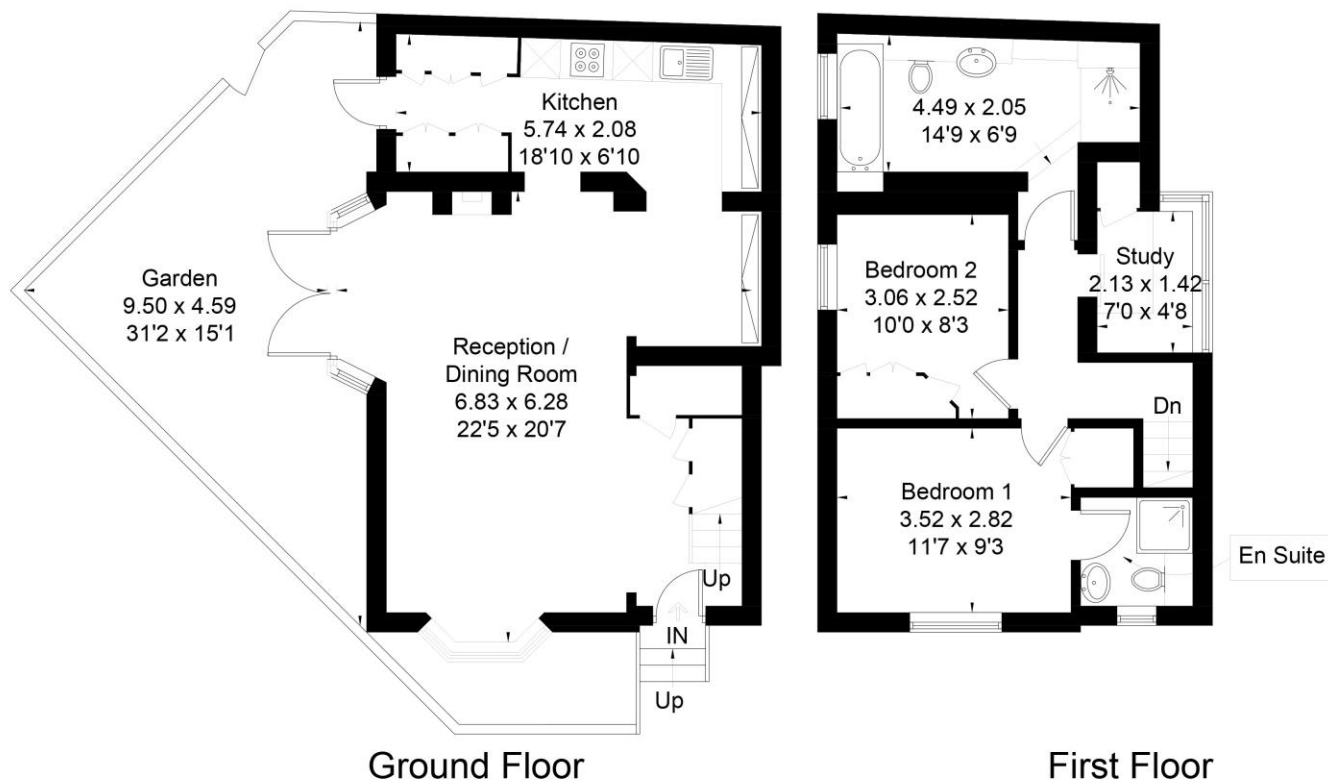


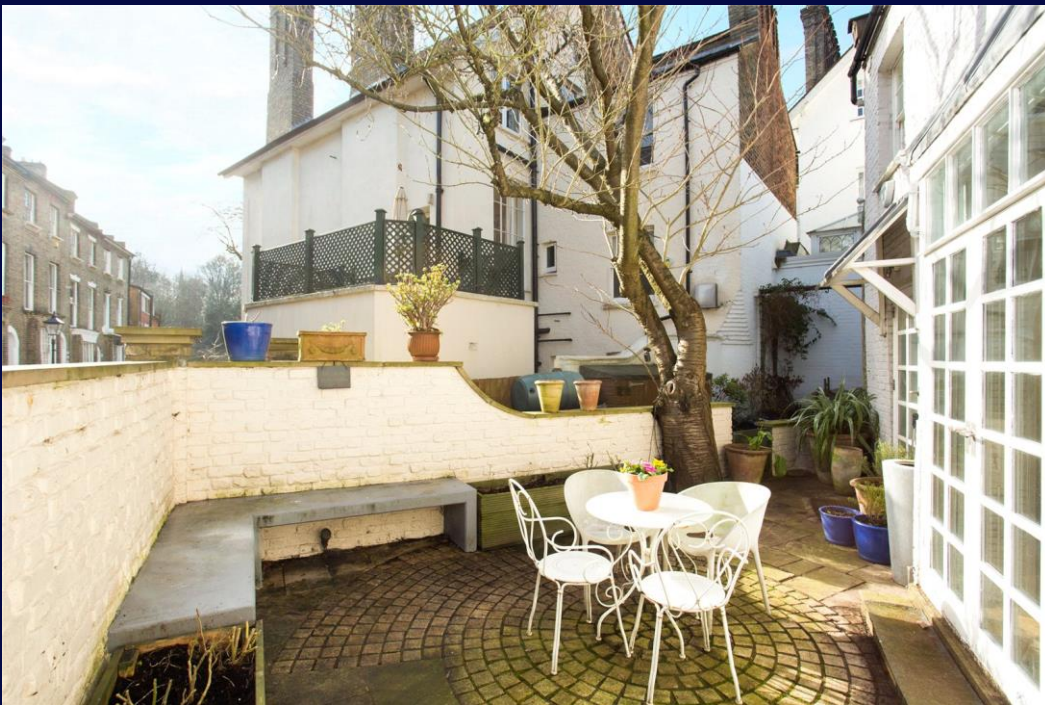





## Vale of Health, NW3

Gross Internal Area (approx)  
95.1 sq m / 1024 sq ft  
For identification only. Not to scale.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	<b>53</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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