



## A bright two bedroom flat in the heart of Hampstead village.

**Village Mount, Perrins Court, London, NW3**

£525,000 Share of Freehold

**savills**

**First floor flat • Semi open-plan kitchen with reception room • Wooden floors throughout • Close to amenities of Hampstead High Street • Central village location**

### About this property

This property offers in excess of 440 sq ft of living space throughout. The home boasts two double bedroom, with wooden floors throughout and an abundance of natural light.

The area offers excellent educational opportunities with Highgate School (co-educational day school for ages 3-18) being 2.5m away and Channing School (a girls day school for ages 4-18) which is 2.7m away.

There are also several well regarded primary schools in the area such as Highgate Primary school.

### Local Information

The apartment is situated on the second floor and is located next to Hampstead High Street and Hampstead Underground Station (Northern line). The property is within close proximity to many independent shops and irresistible eateries.

### Tenure

Share of Freehold

### Local Authority

London Borough Of Camden

### Energy Performance

EPC Rating = E

### Viewing

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



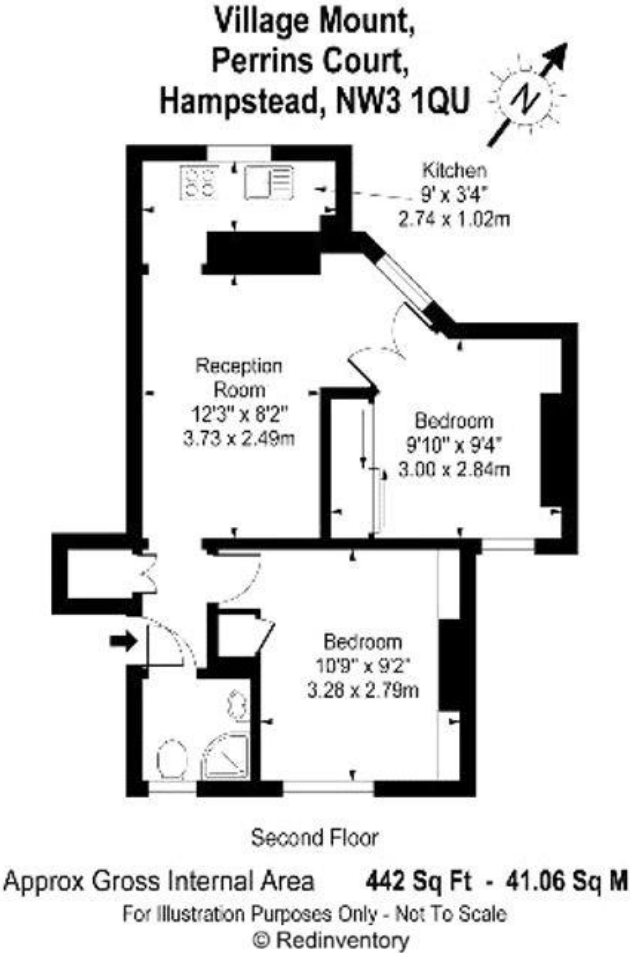





Village Mount, Perrins Court, London, NW3  
Gross Internal Area 442 sq ft, 41.1 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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