



STATE-OF-THE-ART 4 BEDROOM MAISONETTE

UPPER MAISONETTE

WEST HEATH ROAD, HAMPSTEAD, LONDON, NW3 7TH

Unfurnished, £2,950 pw (£12,783.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 01/05/19



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LONDON, NW3 7TH

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• State-of-the-Art luxury home • 4 bedroom maisonette • 2971 sq ft of living and entertaining space • 2 reception rooms, 4 bathrooms • Gated off-street parking for 1 car • Lift • EPC Rating: B • Council Tax Band: H

Situation

This beautiful maisonette is situated behind secure electronic gates and offers easy access to the green open spaces of both Hampstead Heath and Golders Hill Park as well as the excellent public transport links.

Description

Stunning light flooded 4 bedroom triplex apartment in luxury development offering 2971 sq ft ideal for family living and entertaining. This State-of-the-Art home has its own private entrance and sole use of a lift with access to all 3 floors. The property offers a striking main reception with a balcony, a substantial fitted Poggenpohl kitchen/ breakfast room and utility room, 3 bedroom suites and bedroom 4/ study, further shower room and beautiful roof terrace.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





The Upper Maisonette West Heath Road, Hampstead NW3

Upper apartment - 276.0 sq.mts. / 2971 sq.ft.
(including reduced height area,
below 1.5m - denoted with dashed line)
Reduced Height Area: 8.5 sq.mts. / 91 sq.ft.



APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M




Floor Plans produced by
Proplan
01491 842925

All measurements and figures are taken
in accordance with RICS guidelines.
This plan is for guidance only and must
not be relied upon as a statement of fact.

FLOORPLAN

Gross internal area: 2971 sq ft, 276 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(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	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190306DNML**

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Hampstead Lettings

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