



An opportunity to rent a well presented family home full of character and original features next to Hampstead Heath.

Branch Hill, Hampstead, London, NW3

£1,750 pw (£7,583.33 pcm) plus fees apply, Furnished, Part Furnished, Unfurnished
Available from 19.09.2020



- Four bedrooms
- Two bathrooms
- Two reception rooms
- Eat-in kitchen
- Patio Garden
- Office
- Utility room
- Superb location

Local Information

Located close to the popular West Heath Park and Whitestone pond, modestly forming part of Hampstead's scenic reputation and making it ideal for both a family and young professionals. Local attractions include the Everyman Cinema, the New End Theatre, the Burgh House History Museum and the 791-acre Hampstead Heath Park.

About this property

An opportunity to rent a well presented family home full of character and original features next to Hampstead Heath. The property comprises principle bedroom with separate dressing room leading onto en-suite bathroom, three further bedrooms, two bathrooms, eat-in kitchen which is open plan to reception/dining room, further second reception room, good sized office which could be used as a fifth bedroom, patio garden, utility room & guest W/C.

Furnishing

Furnished, Part Furnished, Unfurnished

Local Authority

London Borough Of Camden
Council Tax Band = H

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Lettings Office.
Telephone: +44 (0) 20 7472 5030.



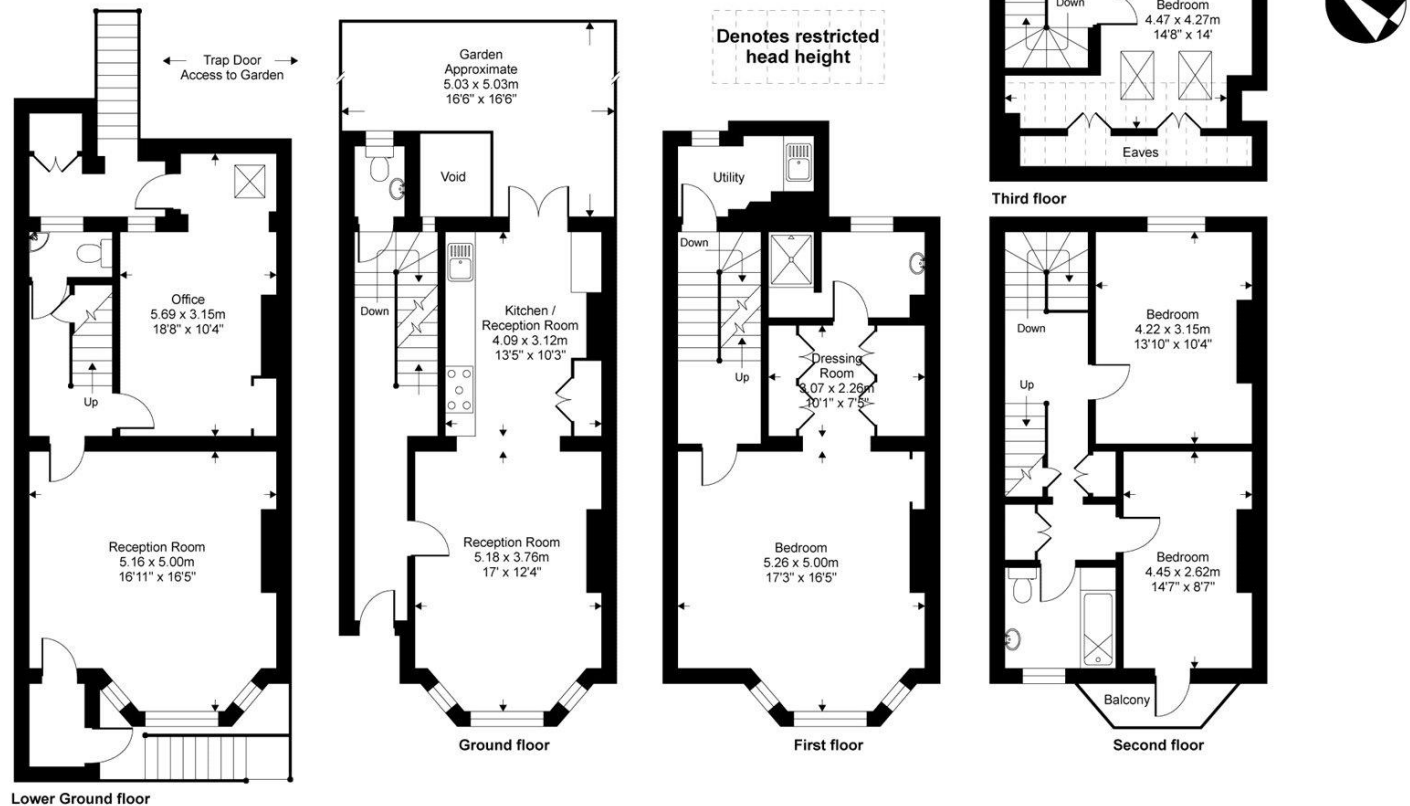


Branch Hill, Hampstead, London, NW3
Gross Internal Area 2224 sq ft, 206.6 m²

Robert Lerner
Hampstead Lettings
+44 (0) 20 7472 5030
rlerner@savills.com

Branch Hill, London, NW3

Gross internal floor area (approx):
206.6 sq m / 2224 sq ft (Excludes Restricted Head Height & Void)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	55	61
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	55	61
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20200721LCCY

