



A charming cottage which has been beautifully finished with a private patio garden.

**Flask Cottages, Flask Walk, London, NW3**

£795 pw (£3,445 pcm) plus fees apply, Unfurnished  
Available now

**savills**

- 2 double bedrooms
- 2 bathrooms (one which is an en-suite)
- Reception room/dining area
- Fully-fitted kitchen
- Fitted wardrobes
- Private patio garden
- Fantastic location, in the heart of Hampstead village

#### Local Information

Flask Walk is one of Hampstead's most desirable locations; found in the heart of Hampstead village, running from the High street towards the Heath. This offers access to the many shops, cafes and boutiques of the High Street, as well as the vast open spaces of the Heath.

Transport Links include:  
Northern Line (Hampstead): approx 0.1 miles  
Overground Line (Hampstead Heath): approx 0.6 miles.

#### About this property

A beautifully finished cottage situated in the heart of Hampstead which has been finished to an excellent standard and still maintains its period charm.

The property is set over two floors, offering 900 sq ft of living space and has a large patio garden.

two double bedrooms both with fitted storage space, the principal bedroom has an en-suite and there is also a further family bathroom.

On the ground floor there is a spacious reception room/dining area which leads up to a fully-fitted kitchen and on the first floor is two double bedrooms both with fitted storage space.

The principal bedroom has an en-suite and there is also a further family bathroom.

Viewings are highly recommended on this stunning home!

**Furnishing**  
Unfurnished

#### Local Authority

Council Tax Band = F

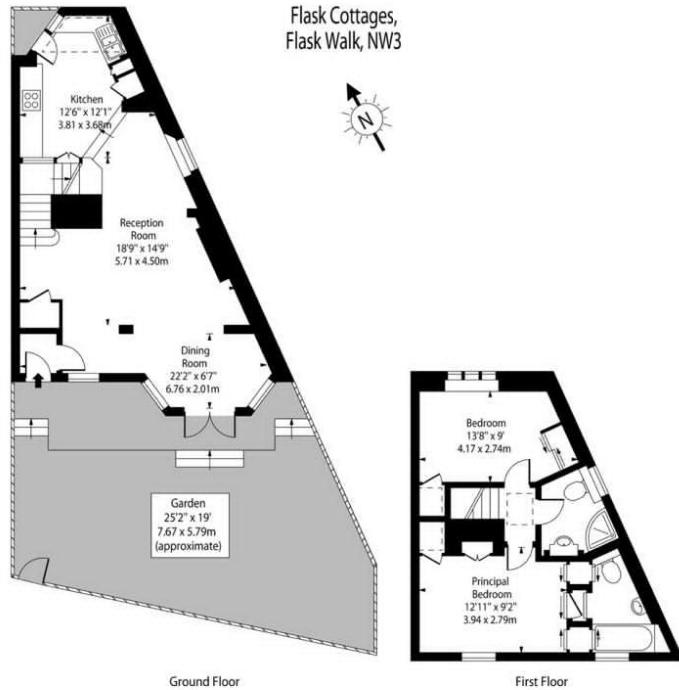
**Energy Performance**  
EPC Rating = D

#### Viewing

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







For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.41001

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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\*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](http://Savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](http://savills.co.uk/applicant-guide). Hard copy available on request. . 20210106LCCY

