



**ATHENAEUM HALL  
VALE OF HEALTH  
HAMPSTEAD NW3  
GUIDE PRICE £1,500,000**

SOLE AGENT

A simply stunning second floor contemporary apartment in a much sought after tranquil hamlet surrounded by the heath.

The flat was built in approximately 1960 and forms part of a small purpose built block containing just four units with the benefit of lift access. It is bathed in natural light throughout and features the most wonderful uninterrupted views of the pond and surrounding heathland.

The property has its own private south-east facing terrace which is approached via quality concertina doors from the open plan living accommodation.

In addition, the property enjoys access to immaculately maintained communal gardens which lead directly down to the lake. There is also a secure allocated underground parking space.

The Vale of Health is a highly sought after area and provides a real sense of a village community. The shops and restaurants at Hampstead Village and South End Green including the Northern Line and Overground stations are within walking distance.

An internal inspection is strongly advised to fully appreciate the quality of this exceptional property and the wonderful breath-taking views.

2 Bedrooms – Bathroom – Reception/Dining Room/Open Plan Kitchen – Study – Guest WC – Terrace – Communal Gardens – Underground Parking For 1 Car – Residents Parking Zone

ATHENAEUM HALL  
VALE OF HEALTH NW3  
GUIDE PRICE £1,500,000

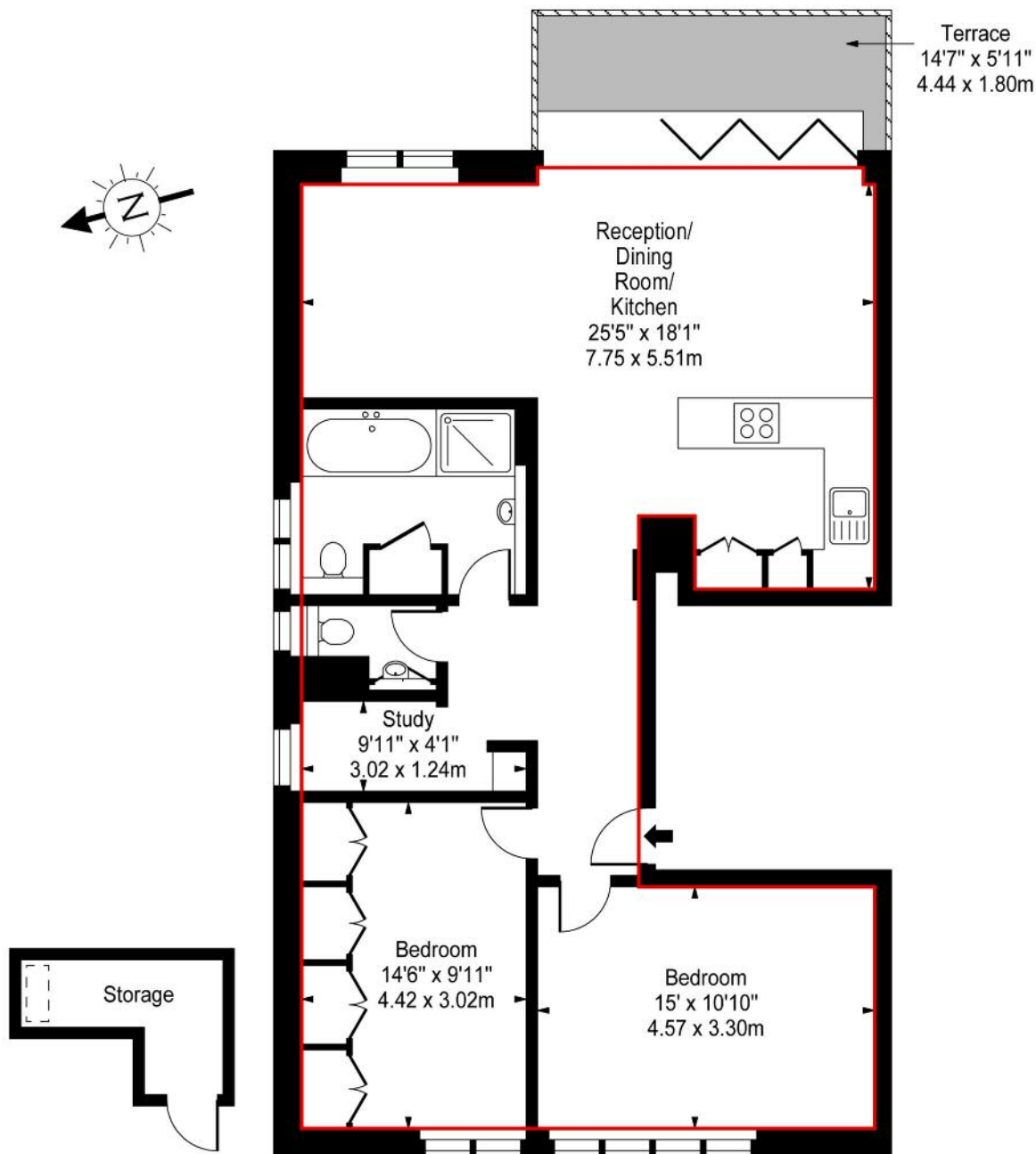




ATHENAEUM HALL  
VALE OF HEALTH NW3  
GUIDE PRICE £1,500,000



## Athanaeum Hall, Vale of Heath, NW3



Second Floor

Approximate Square Footage Within Red Line **935 Sq Ft - 86.86 Sq M**

(Excluding Storage)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.29430

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 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>	<b>61</b>	<b>63</b>
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

