



FLASK WALK
HAMPSTEAD VILLAGE NW3
GUIDE PRICE £2,000,000
SOLE AGENT

A charming and unmodernised Grade II listed period cottage conveniently situated within this historic and prime residential location in the heart of Hampstead Village and within moments of the fashionable shops and restaurants on Hampstead High Street and Hampstead underground station [Northern Line].

The property boasts the rare advantage of planning consent to increase its size by converting an existing detached artist studio annex into two levels of accommodation with access via a covered walkway and enables the size of the kitchen to be increased.

This provides the opportunity to create a wonderful and individual three/four bedroom family home.

Early viewing recommended to avoid disappointment.

Existing Accommodation:

2 Bedrooms – Bathroom – Reception Room – Dining Room – Kitchen – Guest WC – Cellar – Front & Rear Gardens – Studio/Workshop – Residents Parking Zone

Plans available for inspection.

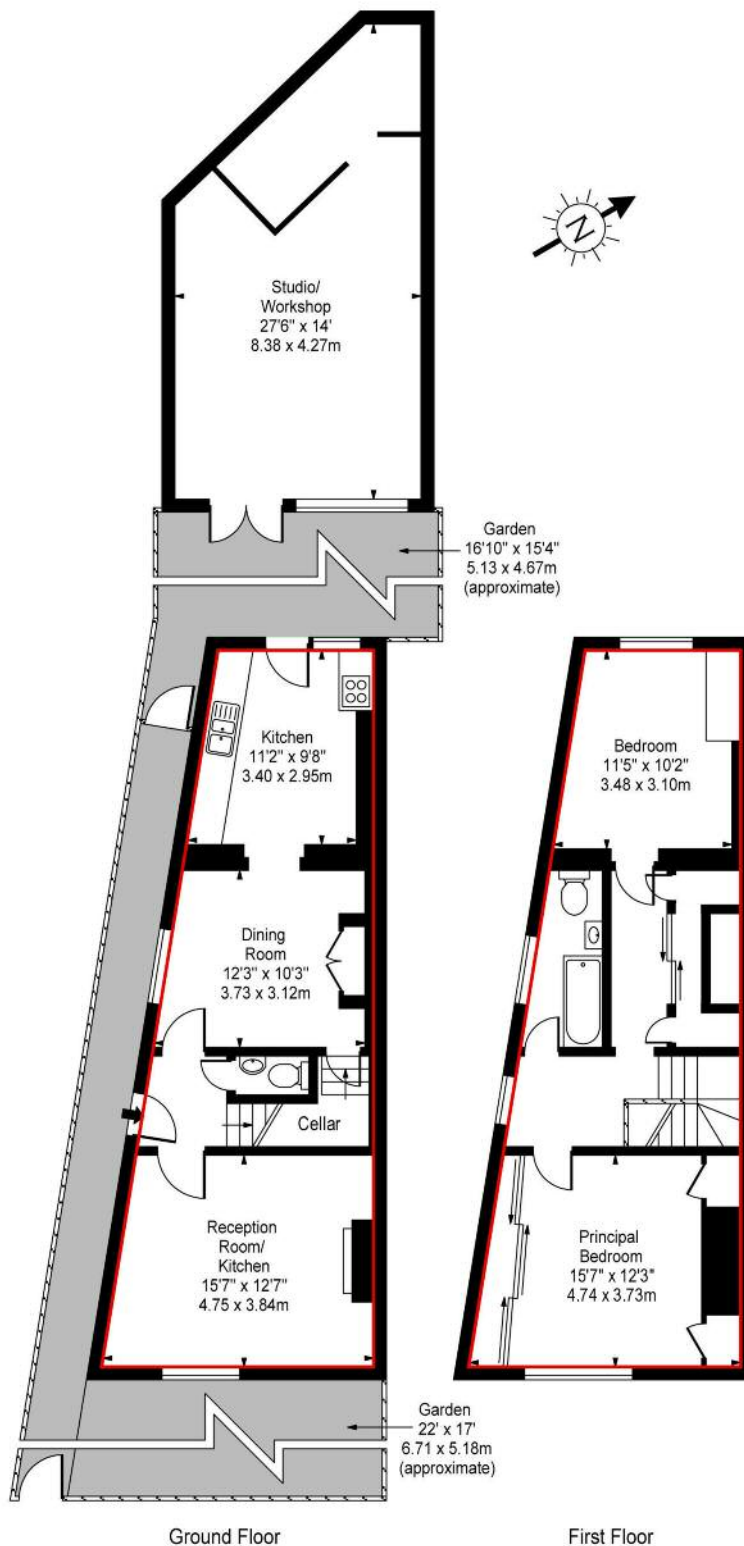
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(Existing Size)



Approximate Square Footage Within Red Line

1028 Sq Ft - 95.62 Sq M

Approx Floor Area Including Studio & Workshop

1359 Sq Ft - 126.41 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.29837

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.



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