



**EAST HEATH ROAD
HAMPSTEAD NW3
£1,750,000**

SOLE AGENT

A well-presented 3 bedroom 2 bathroom apartment set on the second floor within one of Hampstead's most sought after portered mansion blocks.

The property offers spacious living accommodation with two reception rooms as well as a family kitchen/breakfast room and benefits from an additional dressing room off the master en-suite bathroom.

The apartment also benefits from an allocated parking space and boasts immaculately maintained communal gardens backing directly on to Hampstead Heath.

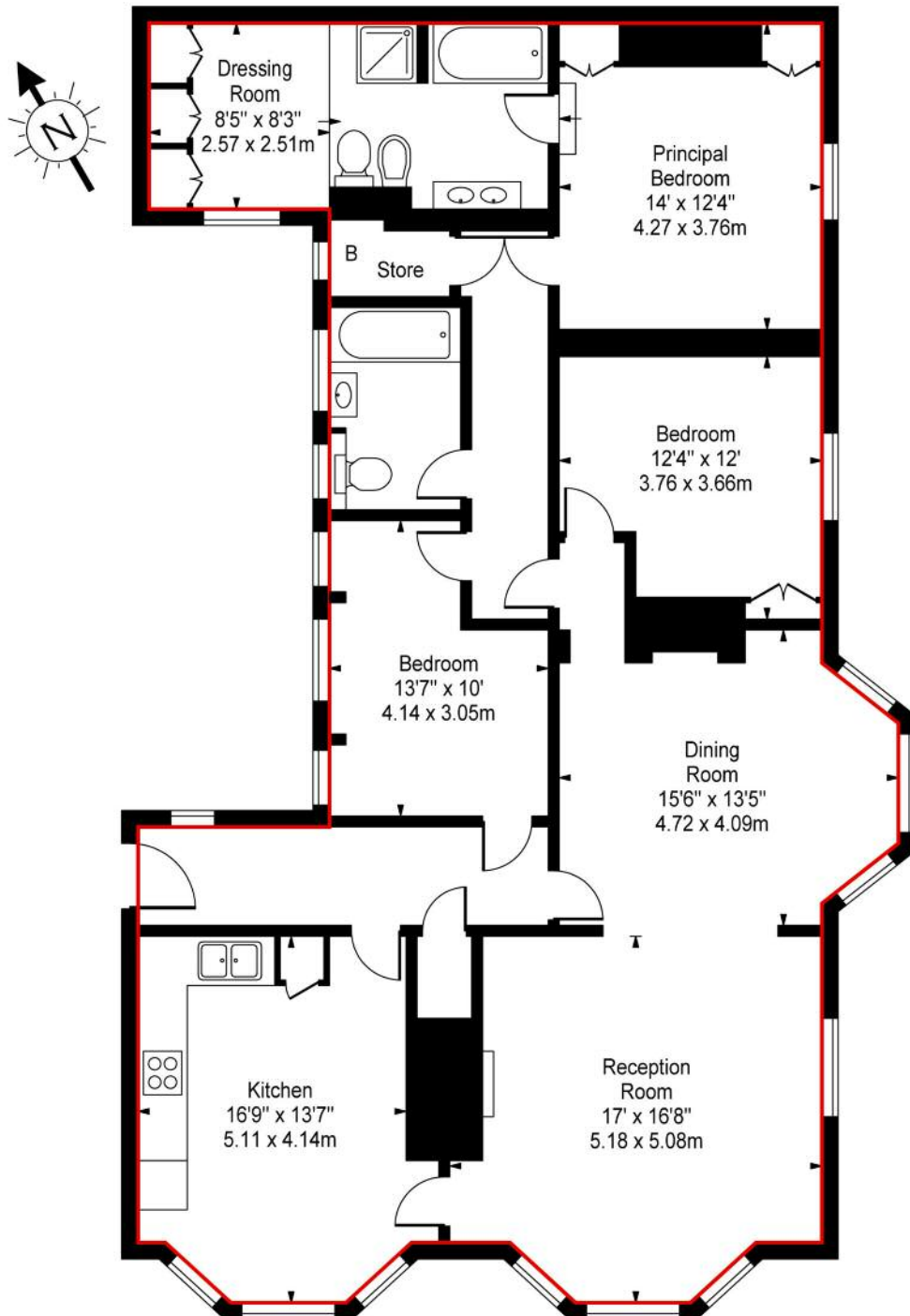
Hampstead Village is just a short walk away with its numerous cafes, restaurants and shops along with Hampstead underground station (Northern Line).

Master Bedroom With En Suite Bathroom & Dressing Room –
2 Further Bedrooms – Family Bathroom – Reception Room –
Dining Room – Kitchen – Communal Garden – Allocated Parking Space –
Lift – Porter

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The Pryors, East Heath Road NW3



Second Floor

Approximate Square Footage Within Red Line 1595 Sq Ft - 148.18 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.32562

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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

