



SAMPLE PICTURE - NOT EXACT ROOM



## Branch Hill, Hampstead, NW3 £3,000 Per Month Furnished/unfurnished

A truly special apartment on the footsteps of Hampstead Heath but within easy access to Hampstead High Street.

A magnificent reception room with high ceilings, period features and French doors to a private patio, overlooking large communal gardens, shared only with a few residents. Large principal bedroom, 2 further bedrooms, family bathroom and a large brand new fully fitted, separate kitchen.

Hampstead Underground ( Northern Line ) and all the restaurants, cafe's and boutique shops of Hampstead are a short stroll.



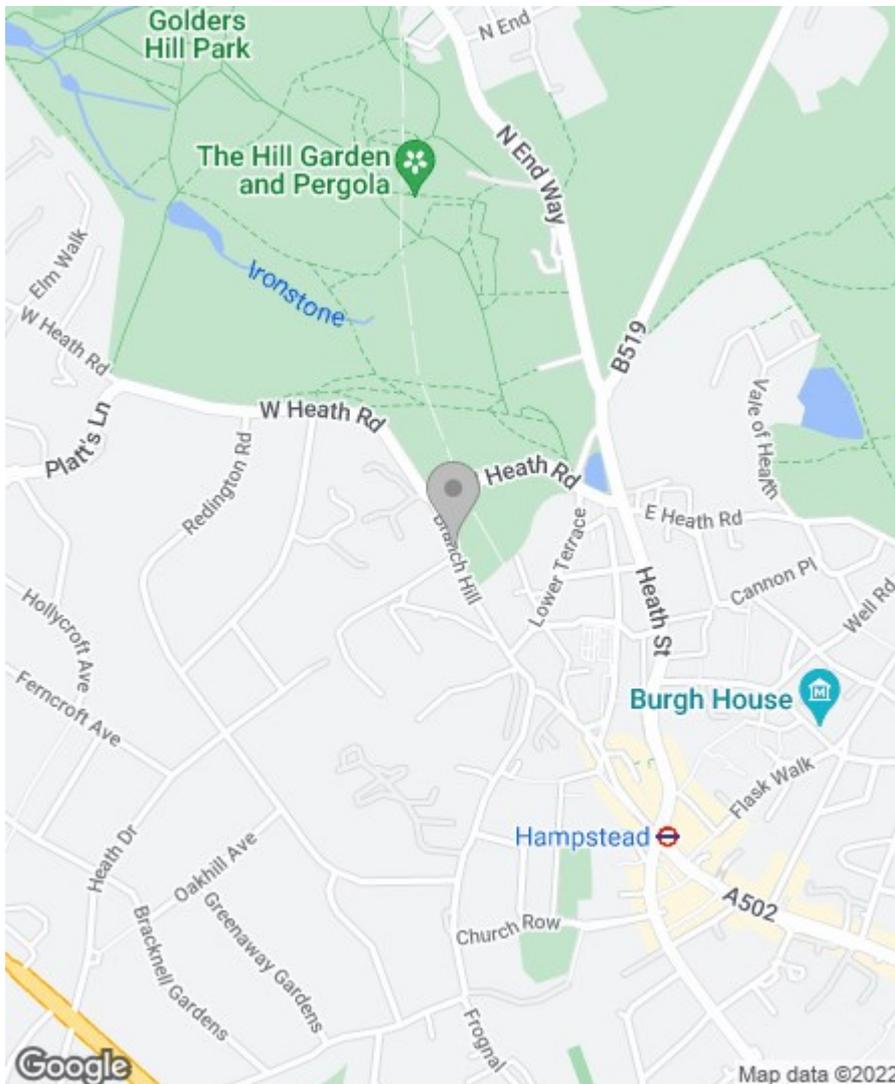
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	Hampstead, NW3
Price	£3,000 Per Month
Bedrooms	3
Bathrooms	1
Receptions	1
Council	
Tax Band	G
Furnishing	Furnished/unfurnished

## Key Features

- Huge Reception
- Three Bedrooms
- Communal Gardens
- Private Patio
- Large Bathroom with shower
- Close to Hampstead Heath
- Close to Amenities
- Close to Transport links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

