



3 bed apartment to buy in NW6

Heritage Lane, West Hampstead, London,
London, NW6 2AQ

£900,000 Starting Bid

 x 3  x 2  x 1

Tenure

Leasehold

Property features

- ✓ Modern development
- ✓ State of the Art Gym
- ✓ 24hr Concierge
- ✓ Panoramic views over London
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £900,000

Located on the eight floor of this modern landmark development set back off West End Lane in the heart of West Hampstead is this exceptional three bedroom apartment. Features include a 28ft open-plan kitchen/living area with floor-to-ceiling windows that flood the space with natural light and open onto a private terrace. The principal bedroom includes fitted wardrobes, an en-suite bathroom, and its own private terrace. A second double bedroom with fitted wardrobes and a separate family bathroom complete the accommodation.

Residents benefit from exclusive access to outstanding on-site amenities, including a state of the art gym, health spa with steam and sauna rooms, dance and stretch studio, concierge and security service, bike storage, and on-site retail and café facilities.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 986

Annual Ground Rent Amount: £1,000.00

Annual Service Charge Amount: £11,000.00

Price: Starting Bid £900,000

Property Type: Apartment

Year built: 2016

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Heritage Lane, West Hampstead, London, London, NW6 2AQ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

