



# Branch Hill | London | NW3

£761 Per Week |

 3  3  1  C

**ADN**  
RESIDENTIAL

A bright and spacious three bedroom duplex apartment arranged over the ground and lower ground floors of an imposing period property located opposite the Heath extension. This wonderful apartment offers well proportioned rooms and comprises, spacious living room with bay window, separate eat in kitchen with access onto a private patio, principal bedroom with en-suite bathroom, second double bedroom with en-suite shower room, third bed/study and a guest W/C. Additional benefits include wooden flooring and good storage throughout. Branch Hill is ideally positioned 0.3m from Hampstead underground station. (Northern Line)

- Duplex Apartment
- Reception Room
- 2 Bathrooms
- 3 Bedrooms
- Eat In Kitchen
- Private Patio

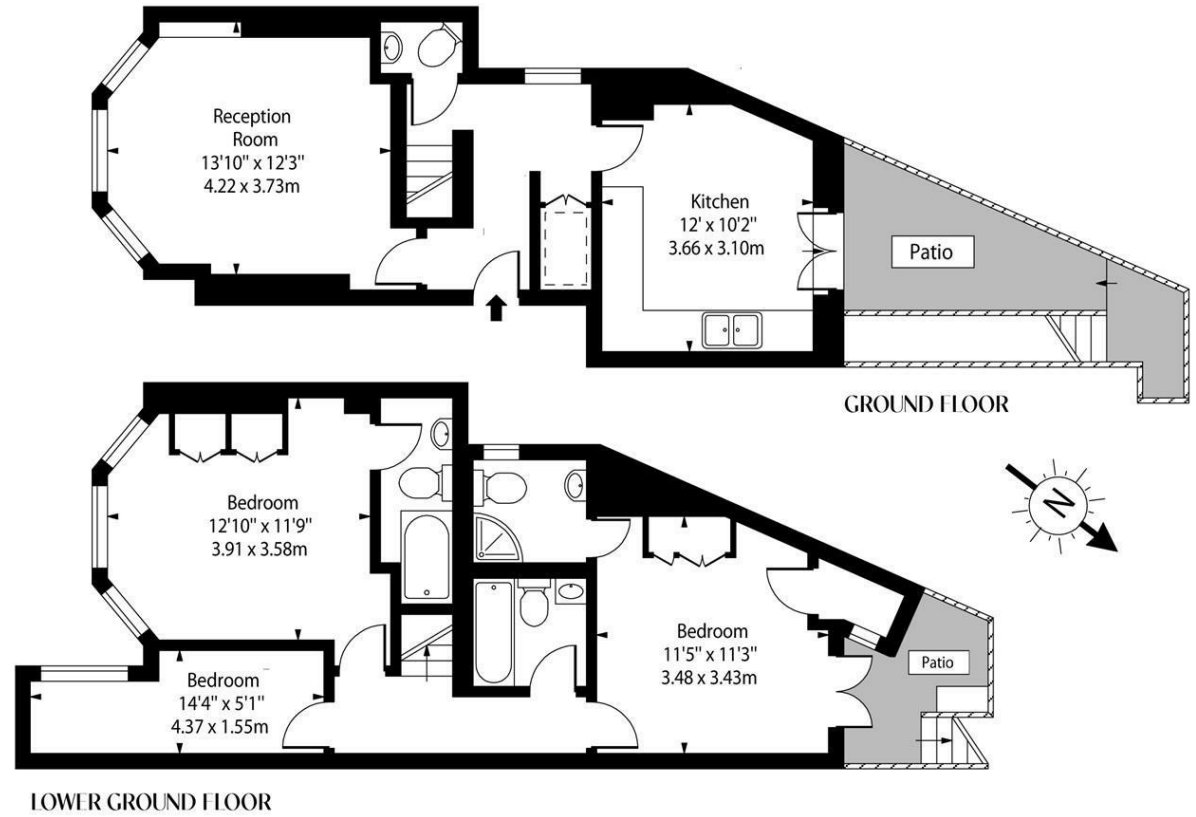
Council Tax Band: G  
EPC: C



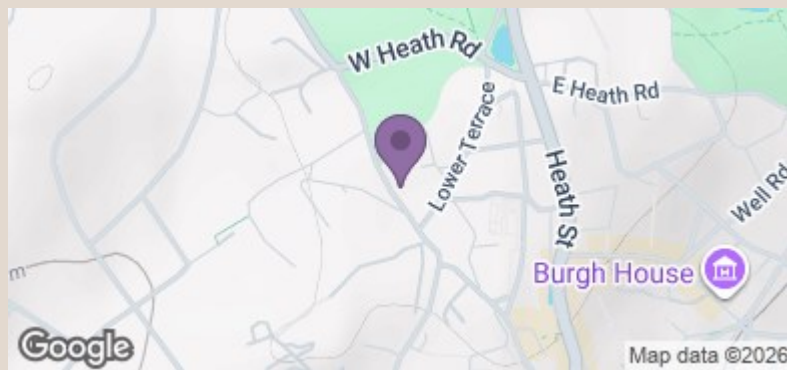




BRANCH HILL, HAMPSTEAD, NW3



APPROX GROSS INTERNAL AREA - 920 SQ FT/86 SQ M



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