



## Branch Hill | London | NW3

£3,100 Per month (Plus Fees)

 2  2  1  C

**ADN**  
RESIDENTIAL

A well presented two-bedroom apartment occupying the first floor of an attractive period property on Branch Hill, ideally positioned in the heart of Hampstead. This exceptional home offers well-proportioned accommodation throughout, including a spacious reception room, a fully fitted separate kitchen, a principal bedroom with excellent storage and an en-suite shower room, a second double bedroom, and a modern family bathroom. Further benefits include wooden flooring throughout and an abundance of natural light.

Perfectly located just 0.2 miles from Heath Street and the wide array of boutique shops, cafés, restaurants, and local amenities that Hampstead has to offer, the property also enjoys easy access to the open green spaces of Hampstead Heath, making it an ideal home for those seeking both village charm and convenient city living.

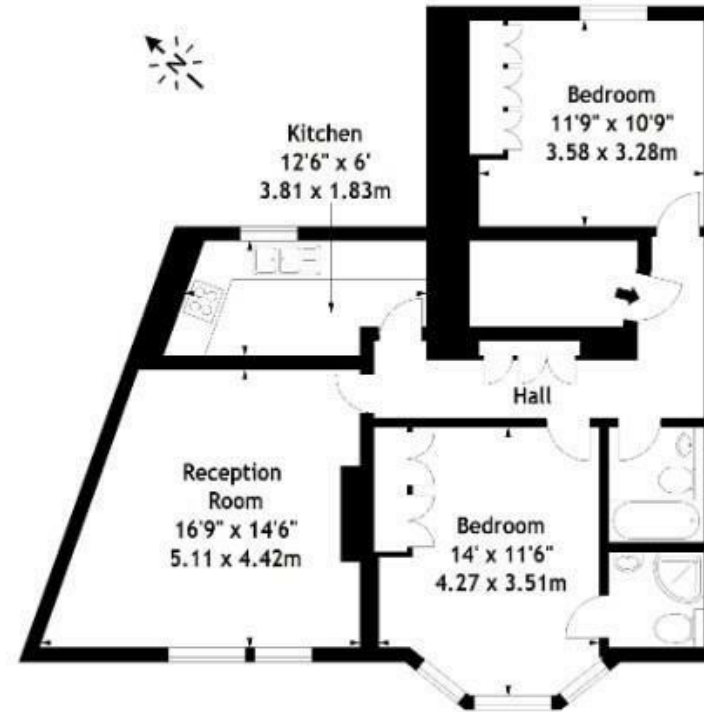
- Two Bedrooms
- Reception Room
- Wooden Flooring
- Two Bathrooms
- Kitchen
- Great Location

Deposit: £3,576  
£3,100 Per month (Plus Fees)  
Furnished/unfurnished  
Council Tax Band: G  
EPC: C

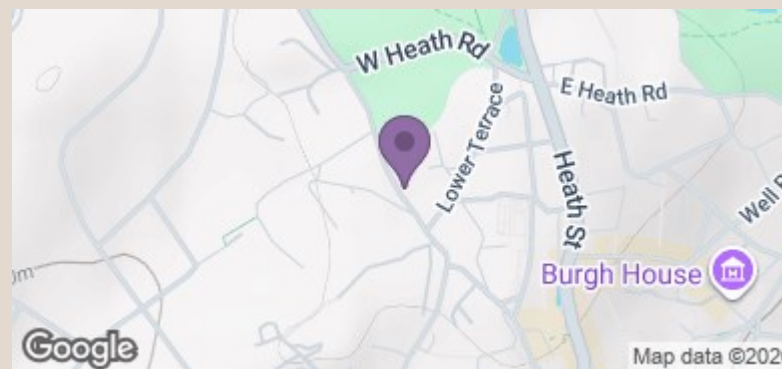




**Branch Hill, NW3**  
 Approx. Gross Internal Area  
 735 Sq Ft - 68.28 Sq M



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	