



Branch Hill | London | NW3

£3,100 Per month (Plus Fees)

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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.

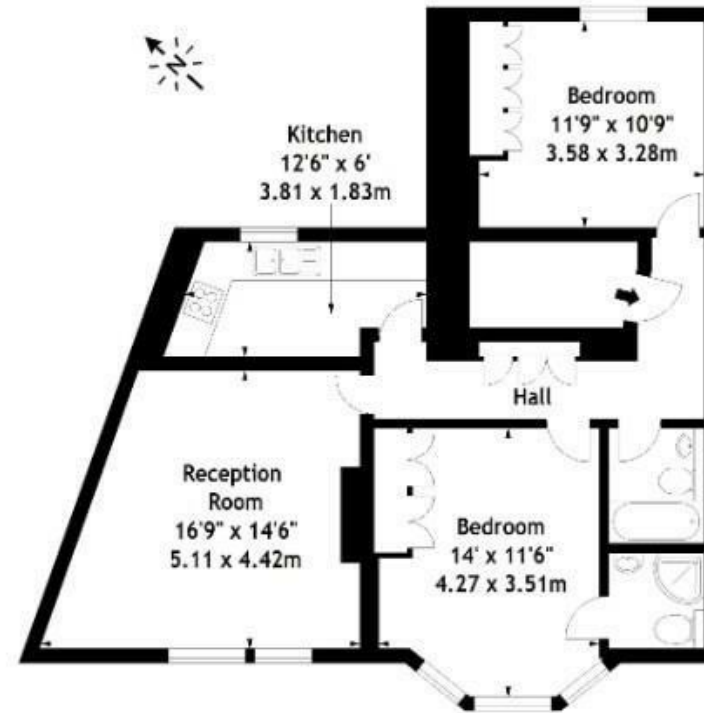
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- | | |
|-------------------|------------------|
| • Two Bedrooms | • Two Bathrooms |
| • Reception Room | • Kitchen |
| • Wooden Flooring | • Great Location |
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Deposit: £3,576
£3,100 Per month (Plus Fees)
Furnished/unfurnished
Council Tax Band: G
EPC: C

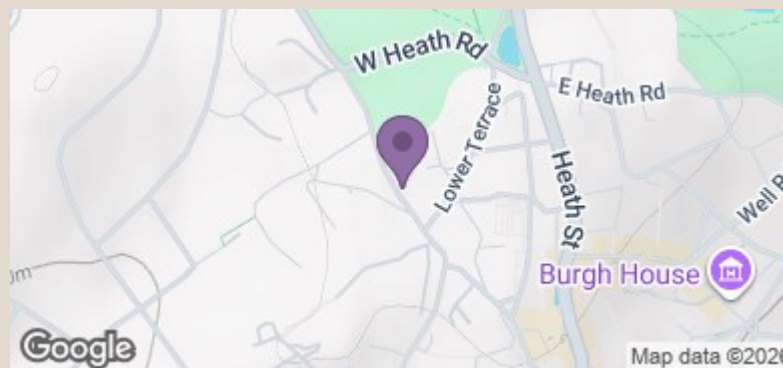




Branch Hill, NW3
Approx. Gross Internal Area
735 Sq Ft - 68.28 Sq M



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	